

9 Victoria Drive
Swadlincote, DE11 8DY
Offers over £290,000

lizmilsom
properties

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LIZ MILSOM PROPERTIES ** MOTIVATED SELLERS ** are pleased to present this superb FOUR-BEDROOM family home, arranged over three floors and offering generous, flexible living space. Beautifully presented throughout, the accommodation includes: a welcoming Reception Hallway, newly fitted Kitchen, spacious Lounge, separate Dining/Family Room, and a ground-floor Cloaks/WC. The first floor features two DOUBLE Bedrooms—one with its own Ensuite—along with a third single Bedroom and the Family Bathroom. The entire second floor is dedicated to an impressive principal suite, complete with a spacious Bedroom, Ensuite, and Dressing Area. Outside, the property benefits from OFF-ROAD PARKING, a single Garage, and an enclosed rear garden - EPC Rating "C"/Council Tax Band "C". Hurry to View.....

- Superb four bedroomed family home
- Spacious Lounge,
- Popular development
- Single garage, off road parking
- Viewing absolutely essential.
- Newly fitted Kitchen
- Dining/Family room
- Main bedroom En Suite/ Dressing area
- Enclosed rear garden.
- Excellent road links.







Ground Floor Overview
Entered via a welcoming Reception Hallway, this beautifully presented home offers a well-planned ground floor layout with all rooms leading off. The stunning, newly fitted modern Kitchen features grey high-gloss wall and base units complemented by sleek quartz worktops and matching flooring. High-quality integrated appliances include a Bosch electric induction hob with extractor, NEFF double oven and microwave, Bosch dishwasher, and Hoover washing machine. There is generous space for an American-style fridge freezer, and the room is enhanced by contemporary mood lighting.

To the front elevation is the versatile Dining/Family Room, boasting stylish click LVT flooring, centre light point and radiator. Double doors open into the spacious rear Lounge, where the flooring continues seamlessly. Enjoying a bright and airy feel, the Lounge benefits from a rear window and patio doors leading directly out to the garden and patio area, along with a TV point and radiator.

A conveniently positioned Cloaks/WC completes the ground floor, fitted with a modern two-piece white suite and located to the side elevation.

Reception Hallway

Modern Fitted Kitchen
11'3" x 8'11" (3.45 x 2.74)

Spacious Lounge
14'9" x 12'0" (4.52 x 3.68)

Separate Dining Room/Play Room
10'9" x 8'9" (3.28 x 2.67)

Ground Floor WC

First Floor Overview
Stairs rise from the ground floor to a bright and airy landing, enhanced by a rear-facing window that allows plenty of natural light to flood through.

What was originally the master bedroom is positioned to the front elevation and features a fitted double wardrobe, carpeted flooring, centre light point and radiator. A door leads to the first Ensuite, fitted with a three-piece suite comprising a mains shower, low-level WC and pedestal wash hand basin.

Bedroom Three is another generous double bedroom, overlooking the rear elevation and benefiting from carpeted flooring, centre light point and radiator.

Bedroom Four offers versatility as a single bedroom or home office, complete with fitted shelving, carpeted flooring, centre light point and radiator.

The Family Bathroom is well presented, featuring clean modern lines and a three-piece white suite, vinyl flooring, centre light point and radiator.

Bedroom Two
11'8" x 9'1" (3.58 x 2.77)

Ensuite Shower Room One

Bedroom Three
11'8" x 9'3" (3.58 x 2.84)

Bedroom Four
6'11" x 6'9" (2.11 x 2.06)

Family Bathroom

Second Floor Overview
The second floor is dedicated to a larger-than-average principal suite, offering an impressive and private space. A rear-facing Velux window provides excellent natural light, complemented by carpeted flooring and stylish spotlight feature lighting.

This superb suite also boasts its own Dressing Room and a contemporary Ensuite Shower Room, creating a luxurious retreat within the home.

Principal Bedroom
16'9" x 13'8" (5.13 x 4.17)

Ensuite Shower Room 2

Outside Overview
Externally, the property offers OFF ROAD PARKING and a single Garage, complete with a side service door to the front elevation. A side wooden access gate provides convenient entry to the enclosed rear garden, enhancing both practicality and privacy. It should be noted that the rear garden is currently a work in progress, providing an excellent opportunity for any prospective purchaser to landscape and finish it to their own taste ** PLEASE NOTE ** the patio and pathway have been up-graded (the images shown have had the lawned area added to reflect what the property could look like once laid) The property also benefits from dual side access, adding further convenience and flexibility.

Directional Notes
For SatNav purposes follow DE11 8DY where the property can be clearly denoted by our distinctive red for sale board.

Freehold
With vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Directions

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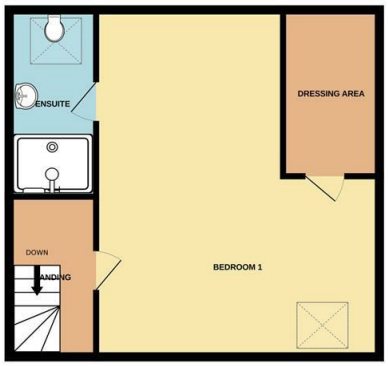
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

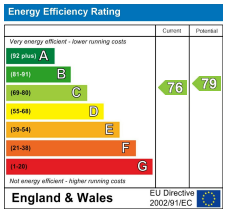


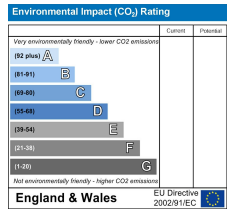
2ND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band:
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
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GENERAL INFORMATION
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