



25 Sage Drive
Swadlincote, Derbyshire DE11 7JX
£215,000

lizmilsom
properties

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A fantastic opportunity in a highly favoured cul-de-sac location! We're delighted to bring to the market this modern 3-bedroom semi-detached family home, ideal for first-time buyers, growing families or Buy-to-Let investors! Reception porch Separate dining room with patio doors overlooking the garden Kitchen ready for updating – the perfect opportunity to put your own stamp on it! Three bedrooms, the principle bedroom with en-suite shower room, well equipped modern family bathroom Front and rear landscaped gardens Integral garage with electric door and off-road parking A home with great potential! The kitchen requires updating, ideal time to remodel which is reflected in the price, giving the new owner the opportunity to create a space perfectly suited to their own taste and style. VIEWING IS AN ABSOLUTE MUST! Call our dedicated sales team, Donna, Liz & Ellie on 01283 219336 to arrange your viewing EPC rating D Council Tax Band C.

- A great family sized semi-detached home
- Gas central heating and double glazed
- Living room, separate Dining room
- Principle bedroom with En Suite Shower Room
- Landscaped rear garden. Excellent road network
- Ever popular development, handy for amenities
- Smart driveway to integral garage
- Kitchen in need of upgrading - you can pick!!
- 2 further bedrooms & family bathroom
- Early viewing highly recommended Call today!



Location

The property occupies a very pleasant position on this ever popular development. Woodville is an extremely popular area due to its closeness to all amenities which include local schools, primary & secondary, Chemist, local convenience stores, eateries, children's Nursery, Doctors surgery and Petrol station. In Swadlincote, which is approximately 2 miles travelling distance there is the Green Bank Leisure Centre and Swadlincote Dry ski slope for recreational purposes. Woodville is well placed for the commuter with excellent road links to the A511, A514, A444 leading to Ashby-de-la-Zouch, Burton upon Trent, Derby and the M42 is approximately 4 miles travelling distance leading to the M1 conurbation with Nottingham and Birmingham City centres.

Overview

Occupying a quiet cul-de-sac position, the property benefits from an integral garage, smart drive providing off-road parking and a spacious rear garden, making it an ideal choice for families, first-time buyers or those seeking a well proportioned home in a convenient location.

Upon entering the property, the welcoming porch leads through to a spacious lounge, providing a comfortable setting for relaxing and unwinding. The lounge flows through to a separate dining room, where patio doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living and an ideal space for entertaining family and friends. The kitchen requires refurbishing and could be remodelled at the same time to provide a modern Kitchen Diner, so you can place your own mark and choice of units etc. The asking price has been adjusted accordingly, once completed this area will be perfect offering a practical and functional space for preparing meals.

To the first floor, which is accessed from the dining area leads to the the landing providing access to three well-proportioned bedrooms. Bedroom One is a generous double room, located to the front of the property complete with its own en-suite shower room, providing added privacy and convenience. Bedrooms Two and Three offer flexible accommodation, suitable for children, guests or a home office. Completing the first floor accommodation is the fitted contemporary family bathroom.

Externally, the property benefits from private off-road parking for two vehicles to the front, alongside the integral garage. To the rear, the spacious garden provides an excellent outdoor space for relaxing, entertaining or enjoying time with family. Further benefits include double glazing and gas central heating, contributing to a comfortable home throughout the year. Conveniently located close to local amenities, schools and attractive countryside walks, this property offers the best of both worlds: a popular residential setting with everyday essentials and outdoor recreation within easy reach.

The well presented accommodation:

Entrance hall

Living Room

13'9" x 10'5" (4.19 x 3.18)

Separate Dining Room

11'3" x 10'2" (3.43 x 3.10)

Kitchen

10'3" x 7'1" (3.12 x 2.16)

First floor and Landing

Master bedroom

12'9" x 10'4" (3.89 x 3.15)

En Suite Shower Room

Double bedroom Two

10'2" x 8'0" (3.12m x 2.46m)

Generous bedroom three

8'5" x 8'3" (2.57m x 2.54m)

Refurbished family bathroom

8'4" max x 7'0" (2.54 max x 2.13)

Outside

The property is set back from the road behind a smart blocked paved driveway.

Integral single garage

14'0" x 7'8" internally (4.27m x 2.34m internally)

With light and power supply, with for ease and convenience a fitted electric door

Fully enclosed landscaped rear garden

Which comprises of a extensive patio area, predominantly laid to lawn with raised timber beds suitable for flowers or vegetable. Panelled fenced boundaries with side path leading to the garage.

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

Mains drainage, water, gas and electricity are connected to the property.

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet

technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Looking to sell

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITVE FIXED FEES.

Available:

9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

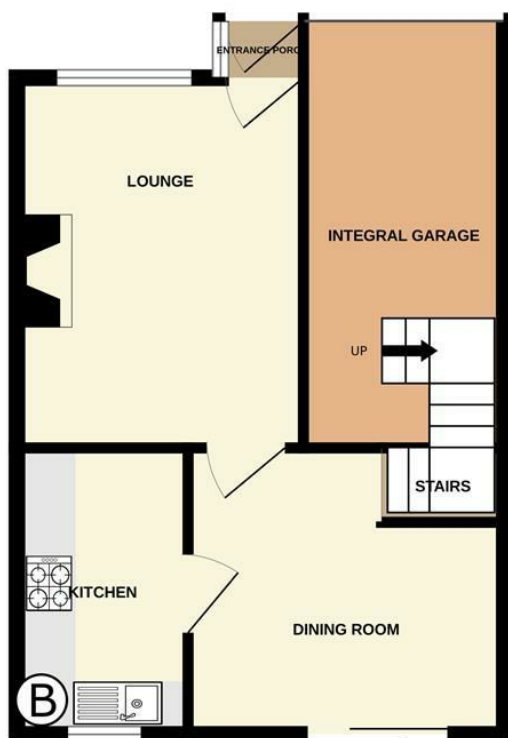
Disclaimer

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.

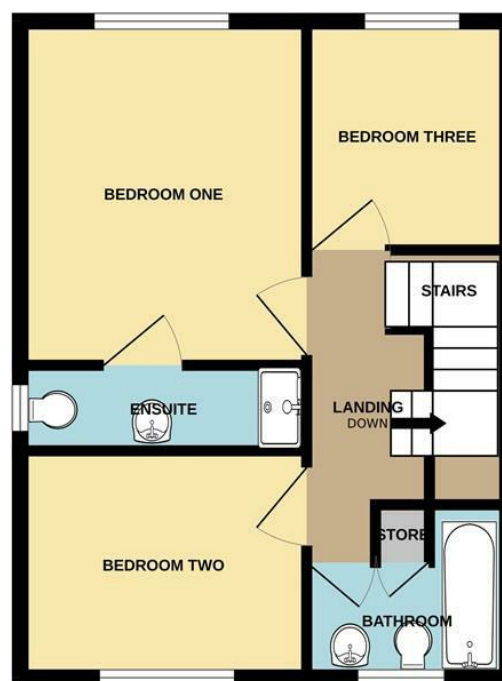
LMPL/LMM/15/10/2026/1 DRAFT



GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



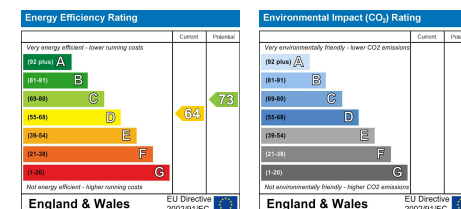
25 SAGE DRIVE, WOODVILLE DE11 7JX

TOTAL FLOOR AREA: 810 sq.ft. (75.2 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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Directions

The property is best approached by travelling along the A511 Burton Road Midway, which then becomes Burton Road Woodville. Turn left into Sorrel Drive and proceed down the hill, Sage Drive is a turning on the right and the subject property is situated on the left hand side clearly denoted by our For sale board. For ST NAV purposes use DE11 7JX



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COUNCIL TAX

Band: C

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

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202