

18 Old Hall Gardens
Swadlincote, DE11 9PA
£285,000

lizmilsom properties

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** LIZ MILSOM PROPERTIES ** are delighted to offer this well maintained DETACHED FAMILY HOME , boasting generous living accommodation throughout. Internally, the property features a welcoming Entrance Hallway leading to a modern fitted Breakfast Kitchen, spacious Lounge and Dining Area, together with a bright Conservatory overlooking the rear garden. To the first floor are three well proportioned Bedrooms and a family Bathroom. Externally, the property enjoys a front garden with a driveway providing AMPLE OFF ROAD PARKING for up to four vehicles, leading to a DETACHED GARAGE and Workshop, whilst the enclosed rear garden is low maintenance with mature trees and shrubs creating a pleasant and NON-OVERLOOKED outdoor space - EPC Rating "C"/Council Tax Band "C" - Hurry to View.....

- DETACHED HOME - quiet cul-de-sac
- Bright conservatory to rear
- Ground floor Cloaks/WC
- Principal Bedroom with fitted wardrobes
- Detached garage with workshop
- Spacious open plan Lounge/Diner
- Modern fitted Breakfast Kitchen
- Three good sized Bedrooms
- Driveway for 4–5 vehicles
- Enclosed rear garden with field views







Location
The property is located on Old Hall Gardens a cul-de-sac just off George Street in Church Gresley. It is close to schools and bus routes with Swadlincote town centre only about five minutes travelling distance away. The town has a an array of amenities including shops, eateries and a cinema. Recreational activities include Greenbank Leisure Centre, Swadlincote Ski slope and Conkers are short drive away.

Overview - Ground Floor
The property is entered via a side entrance door leading into a welcoming Reception Hall with carpeted flooring, staircase rising to the first floor and doors giving access to the Cloaks/WC, Breakfast Kitchen and spacious Lounge/Diner. The ground floor Cloaks/WC benefits from a window to the front elevation and is fitted with a two piece suite comprising low level WC and wash hand basin. Positioned to the front of the property, the well appointed Breakfast Kitchen is fitted with an attractive range of country cottage style cream wall and floor mounted units, inset sink and drainer, integrated oven, hob and extractor, together with peninsula and plumbing for appliances. To the rear of the property is the impressive open plan Lounge/Diner, a light and airy living space enhanced by windows to the side and rear elevations along with patio doors opening into the Conservatory. Finished with stylish LVT flooring, radiator, centre light points and TV point, the room offers excellent space for both relaxing and entertaining. Completing the ground floor accommodation is the Conservatory, featuring tiled flooring, a brick built base and pleasant views over the rear garden and patio area.

Overview - First Floor
To the first floor, the landing provides access to three well proportioned Bedrooms and the Family Bathroom. The principal Bedroom enjoys views over the rear elevation and offers a spacious double room complete with carpeted flooring, centre light point, radiator and fitted mirrored wardrobes providing excellent storage. Bedroom Two is a further generous double room positioned to the front elevation, again benefiting from carpeted flooring, centre light point and radiator. Bedroom Three is a well sized single room overlooking the rear elevation, featuring carpeted flooring, radiator, centre light point and useful built in storage. Completing the accommodation is the modern Family Bathroom, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over.

Entrance Hallway

Ground Floor Cloaks/WC

Breakfast Kitchen
10'8 x 9'9 (3.25m x 2.97m)

Spacious Open Lounge
16'9 x 13'5 (5.11m x 4.09m)

Dining Area
8'3 x 8'0 (2.51m x 2.44m)

Conservatory
19'5 x 7'5 (5.92m x 2.26m)

Stairs Lead to First Floor & Landing

Principal Bedroom
12'2 x 10'0 incl robes (3.71m x 3.05m incl robes)

Bedroom Two
10'0 x 9'6 (3.05m x 2.90m)

Bedroom Three
7'6 x 6'7 (2.29m x 2.01m)

Family Bathroom
6'7 x 6'5 (2.01m x 1.96m)

Outside - Overview
Occupying an enviable position set well back within a quiet cul-de-sac, this attractive property enjoys a generous frontage with a substantial lawned garden complemented by an abundance of mature shrubs, plants and established trees, creating a high degree of privacy and kerb appeal. To the side of the property is a spacious driveway providing ample off road parking for approximately four to five vehicles, which in turn leads to the detached garage. Secure side gated access opens into the enclosed rear garden, designed with low maintenance in mind whilst still offering a peaceful and relaxing outdoor space. The garden is beautifully enhanced by a variety of mature shrubs and trees together with pleasant open views over neighbouring fields, creating an ideal setting for outdoor entertaining or simply unwinding. Further benefits include service access to the larger than average detached garage, which benefits from light and power, along with an additional workshop area positioned to the rear, ideal for storage, hobbies or those working from home.

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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.

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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.

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.


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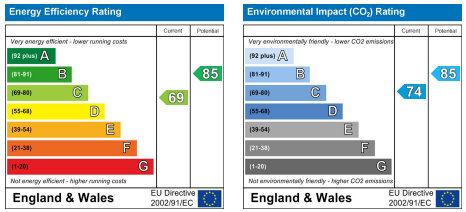


TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

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

For SatNav purposes follow DE11 9PA



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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.



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