

18 Newman Drive
Swadlincote, DE11 9RZ
Guide price £299,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 18 Newman Drive to the market. An exceptional four-bedroom detached family home with a stunning landscaped rear garden, generous driveway parking & garage. With stylish accommodation throughout, occupying a sought-after position within the ever-popular Church Gresley. Finished to an excellent standard, this superb home offers everything a modern family could need, including a spacious bay-fronted lounge, a contemporary open-plan kitchen diner with integrated appliances and sliding patio doors to the beautiful rear garden, a ground floor cloakroom, four well-proportioned bedrooms, en-suite, modern family bathroom, garage with light, power and ample off-road parking. Outside, the beautifully landscaped rear garden enjoys a private, non-overlooked aspect, creating the perfect space for relaxing and entertaining. Ideally positioned for local everyday amenities, schools and commuter links, this is a fantastic opportunity to purchase a truly move-in-ready family home. Call the office to arrange your viewing today! EPC: C / TAX BAND: D

- Beautifully presented four-bedroom detached family home.
- Generous bay-fronted lounge
- Ground floor guest cloakroom/WC.
- Tandem shared driveway providing ample off-road parking
- Beautifully landscaped, private rear garden
- Sought-after & popular Church Gresley location
- Stylish open-plan kitchen diner
- En suite & modern family bathroom with shower over bath.
- Garage with light, power and up-and-over door.
- EPC: C/ TAX BAND: D







Location
Situated in the popular setting of Church Gresley, 18 Newman Drive enjoys a convenient location close to a wide range of local amenities. The property is within easy reach of supermarkets, independent shops, cafés, Doctors, and restaurants, while reputable primary and secondary schools make the area particularly attractive to families. Excellent transport links provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch and Derby via the A444 and A511, making it an ideal base for commuters. Nearby parks, leisure facilities and scenic countryside walks, offer the perfect balance of everyday convenience and outdoor recreation.

Overview
Beautifully presented throughout, this impressive four-bedroom detached family home occupies a sought-after position within the popular setting of Church Gresley. Offering spacious and contemporary accommodation, ample off-road parking, a garage and a stunning landscaped rear garden that enjoys a high degree of privacy, this home is perfectly suited to modern family living.

To the front, the property is set behind an attractive lawned garden with established shrubs and a pathway leading to the entrance. A tandem shared driveway provides generous off-road parking and leads to the garage, which benefits from an up-and-over door, light and power. A side gate provides convenient access to the rear garden.

Stepping inside, you are welcomed by a spacious entrance hallway with doors leading to all ground floor accommodation, a useful understairs storage cupboard and a carpeted staircase rising to the first floor.

The guest cloakroom comprises a low-level WC, wash hand basin with tiled splashback, radiator and an opaque window to the front aspect.

Positioned to the front of the property, the spacious lounge is flooded with natural light courtesy of a beautiful bay window. Finished with attractive LVT flooring, this inviting reception room provides ample space for a range of freestanding furniture, creating the perfect space to relax and unwind.

The stylish open-plan kitchen/dining room forms the heart of the home. The contemporary kitchen is fitted with a range of modern wall, base and drawer units complemented by quality work surfaces and incorporates a range of integrated appliances including a fridge freezer, electric oven, microwave, gas hob with extractor, dishwasher and stainless steel sink with drainer. A window overlooks the rear garden, while the adjoining dining area provides excellent space for family dining and entertaining. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to fill the room and creating a seamless connection between the indoor and outdoor living spaces. A useful storage cupboard houses the washer/dryer.

To the first floor, the landing benefits from carpeted flooring, side window allowing additional natural light and provides access to all four bedrooms, family bathroom, and useful storage cupboard.

Bedroom One is a superb double bedroom positioned to the front of the property, featuring, carpeted flooring, fitted double wardrobes, ample space for additional furniture and the advantage of a modern en-suite shower room. The en-suite comprises a double shower enclosure, floating wash hand basin, low-level WC, chrome heated towel rail and an opaque side window.

Bedroom two is another excellent double bedroom overlooking the rear garden and benefits from carpeted flooring & fitted double wardrobes, whilst bedroom three is a further well-proportioned room enjoying views over the rear aspect. Bedroom four is currently utilised as a home office but offers excellent flexibility as a generous single bedroom, nursery or dressing area being a versatile space.

Completing the first-floor accommodation is the stylish family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath with shower over and glass screen, low-level WC and wash hand basin. The room is finished with part-tiled walls, vinyl flooring, a heated towel rail and an opaque side window.

Outside, the beautifully landscaped rear garden is undoubtedly one of the property's standout features. Designed for both relaxation and practicality, it enjoys a private, non-overlooked aspect and features shaped raised lawns, decorative gravel and paved borders, established planting, enclosed flower beds, vegetable plots for keen gardeners and an attractive decking area ideal for outdoor entertaining. The garden is enclosed by fenced boundaries and also benefits from an outside tap and gated side access to the driveway.

This exceptional home has been well maintained and beautifully presented by the current owners, offering spacious, modern accommodation in a highly desirable location. With its superb family-friendly layout, excellent parking, garage and stunning landscaped gardens, 18 Newman Drive presents an outstanding opportunity for families and professionals alike.

Viewing Strictly Through Liz Milsom Properties
To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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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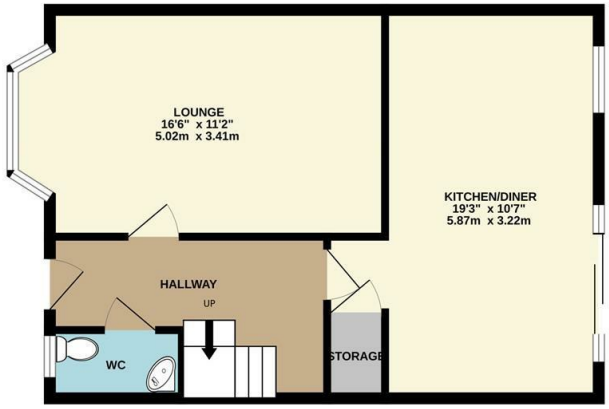

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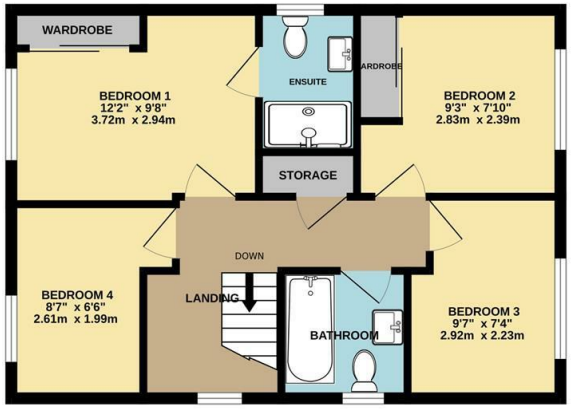
Directions

For Sat nav purposes use the postcode DE11 9RZ

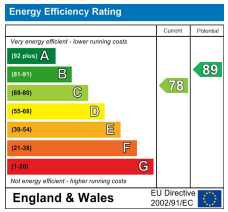
GROUND FLOOR

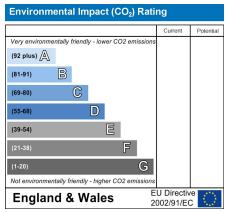


1ST FLOOR



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: D
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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