

342 Burton Road
Swadlincote, DE12 6JW
£350,000

lizmilsom properties

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A RARE OPPORTUNITY to acquire a READY TO MOVE INTO, DETACHED BUNGALOW standing on an above average sized plot, with fabulous sized garden with open views over woodland. CHECK OUT 360 TOUR. Open plan fitted Breakfast Kitchen, with Living area, 3 further multi-functional Reception Rooms /bedrooms & smart well equipped shower room. Gas central heating, double glazing & attached garage with ample off road parking. Excellent road links to the M42 & m1 conurbation VIEWING ABSOLUTELY ESSENTIAL

- Detached Bungalow on substantial plot
- Ready to move into, MOTIVATED SELLER!
- Multi-functional accommodation
- Viewing over open countryside & Woodland
- Excellent road links. On outskirts of village
- Gas central heating & double glazing
- Fitted Kitchen. Breakfast & Family area
- Modern well equipped Shower Room
- Council Tax C, EPC rating C
- Fabulous rear garden - Must be viewed!







Location
This lovely bungalow in the ever popular Derbyshire village of Overseal, perfectly placed for getting outdoors with countryside walks and trails in the National Forest. There is a village primary school ideal for family buyers, village Hall, Church, local Co Op convenience store and pub all in walking distance together with easy access to the A42/M42.

Front Entrance Porch

Impressive Entrance Hall
Door opens into the Hall with radiator, coving to ceiling, and all accommodation leads off. Access to loft hatch where there is power and light supply,.

Reception Porch
4'9" x 5'5" (1.46m x 1.66m)

Bedroom One /Reception Room
12'4" x 13'9" (3.76m x 4.19m)
A generous sized room, suitable for multiple uses, normally a double bedroom with plenty of natural light with the large walk in bay window, radiator, coving to ceiling, ceiling and wall light points, fitted carpet.

Bedroom Two /Reception Room

Open plan Kitchen/Breakfast/Family room
18'11" x 8'0" (5.79m x 2.44m)
The kitchen area has an extensive range of wall and floor mounted oak style units with ample rolled edge work surface areas and has an inset sink and drainer. There is a fitted gas hob, double oven with extractor hood over. There is a step down to the utility with venting and space for the dryer and plumbing for an automatic washing machine. In the useful broom/storage cupboard there is the Worcester gas boiler. A feature of the kitchen is the beautiful stained glass window, which also provides privacy. Tiling to floor and walls.

The room then opens in a Breakfast area suitable for a dining table, and family area, with plenty of space for free standing furniture, two large picture windows which frames the beautiful garden and providing plenty of natural light. Radiator, ceiling lights and fitted carpet .

Bedroom Three
12'11" 8'0" (3.96m 2.44m)
Having views over the rear garden, radiator and fitted carpet. Plenty of room for free standing furniture.

Family Shower Room
7'7" x 8'2" (2.31m x 2.49m)
Having been remodelled to provide a well equipped Shower Room, having a wide shower cubicle with fitted shower, pedestal wash hand basin and low level WC, Tiled flooring and walls with tall radiator proving suitable heat. Plenty of natural light as there are two windows to the side aspect.

Rear Porch
8'9" x 6'0" (2.67m x 1.83m)
Great area if gardening or walking the dogs, tiled floor and door leads through to the Utility/kitchen area.

Outside Front garden
The property is set well back from the road behind an established garden comprising of a variety of shrubs including hydrangeas, box and plants within a gravelled low maintenance area. There is a side pedestrian access to rear garden through a gate. Driveway to:

Attached garage
15'5" x 7'8" (4.72m x 2.36m)
With double timber doors, having power and light supply, access to loft with pitched roof, perfect for additional storage, side window and rear access door leading to the rear garden.

Above average sized delightful rear garden
Having been landscaped over the years, with the purchase of additional land. There is a large patio area perfect for entertaining in the summer months, a summerhouse which is included in the sale Being a very private and secluded rear garden with open aspects,, there are raised vegetable beds, and further established flower borders with a array of various plants and shrubs a vast lawned areas and a variety of fruit trees. The garden shed and greenhouse both have power supply. Outside light and outside tap. Panelled fenced boundaries and an attractive brick wall and quality gates leads to the additional piece of land which is laid mainly to lawn, being a great football pitch for the children,, having great open views to the adjacent woodland.

Viewing Strictly Through Liz Milsom Properties
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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

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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.

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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.

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/03.11.2026/1 DRAFT

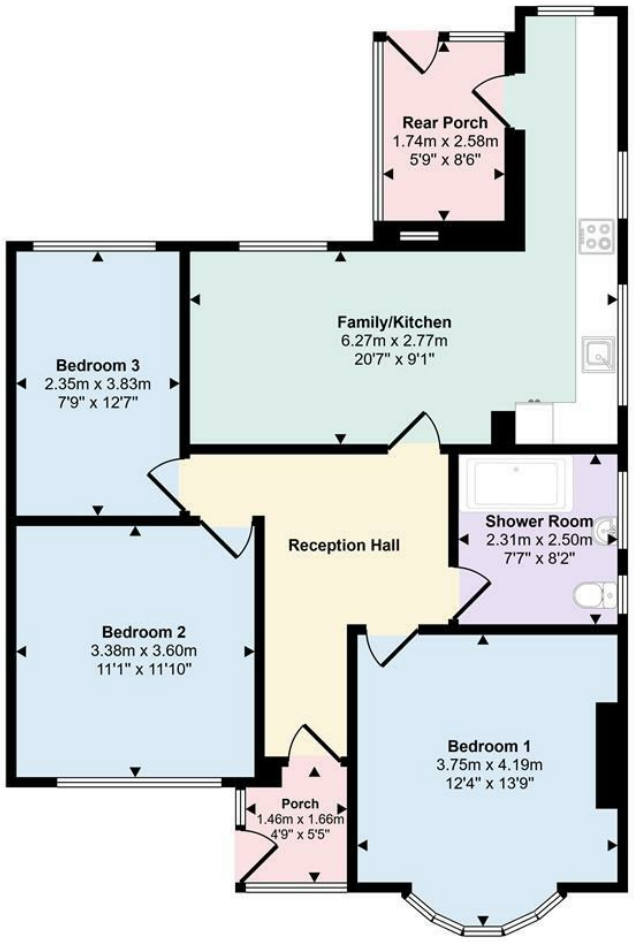








Approx Gross Internal Area
85 sq m / 918 sq ft

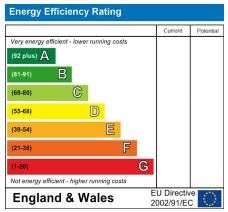


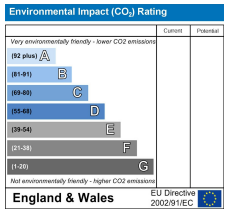
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Directions

For SAT NAV poses use DE12 6JW





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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
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
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