4 Sandcliffe Park
Midway, Derbyshire DE11 7PX
£255,000

lizmilsom properties

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LOCATION, LOCATION, LOCATION - CHECK OUT this IMMACULATELY PRESENTED detached FAMILY HOME NOW! Boasting SPACIOUS ACCOMMODATION impressive Breakfast kitchen with integrated appliances & range, cosy seating area including wood burner, a 21'10 Lounge diner, CONSERVATORY, FOUR generous BEDROOMS & modern contemporary bathroom, garage, a wide driveway and an ATTRACTIVE REAR GARDEN, well screened for privacy. TO VIEW - Call the AWARD WINNING AGENTS, LIZ MILSOM PROPERTIES - on 01283 219336.

- A rare opportunity - view early
- Stunning Breakfast Kitchen with wood burner
- Conservatory
- 4 generous sized bedrooms
- Quiet cul-de-sac, beautiful countryside closeby
- Splendid 4 bedroomed detached family home
- Spacious Lounge/Dining Room
- Contemporary bathroom
- Off road parking & garage
- Motivated seller - Viewing essential

Location
Sandcliffe Park enjoys a highly convenient location with a Sainsbury's Local nearby and Swadlincote town centre just a short drive away with a range of shops, amenities and supermarkets on offer. There is also excellent access to the neighbouring towns of Ashby de la Zouch and Burton Upon Trent. The M42 is also easily accessible as is the A38 leading to the cities of Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route.

Overview - Ground floor
The property benefits from gas central heating, double glazing. A timber front entrance door opens into the entrance hall with stairs rising to the first floor and doors leading off. The lounge is impressive in size measuring 21'10 in depth with a double-glazed bow window overlooking the front aspect and the focal point being provided by a fire surround with inset hearth and living flame gas fire. A tiled floor runs throughout with double glazed patio doors in the dining area which open into a double-glazed conservatory which has door to the side opening out to the very pleasant rear garden. At the heart of the home is the fabulous Breakfast Kitchen family room.... a super living space, having an extensive range of cream high gloss units with complimentary black mirror chip work surfaces & upstands. Well equipped with integrated appliances including a 'Stoves' dual fuel range and gas hob, electric oven extractor hood, slimline dishwasher, plumbing for an automatic washer and additional appliance space. Cream ceramic tiled flooring and for cozy winter nights a Log burning stove with recessed oak standing on tiled hearth, dual aspect windows and side door leads out to garden. Tiled flooring, ample space for a dining table and a double-glazed window framing views across the rear garden. There is also access to Guest Cloaks/WC

Overview - First floor
Stairs rise off the hall to the first-floor landing with newly laid fitted carpet where there are doors leading off to four generous sized bedrooms and a family bathroom. The master bedroom is a generous double which is located to the front of the property. Bedrooms two and three are also doubles one located to the front of the property benefits with built-in wardrobes. Bedroom four is a single bedroom, currently being used by the present Owner as a Dressing Room. The contemporary family bathroom is well appointed with a three piece suite comprising; panelled bath with gravity fed shower over, pedestal wash hand basin and low level WC. Attractive tiling to walls and flooring and chrome heated towel rail, useful built in storage cupboard housing the Worcester combination boiler which serves both the central heating and domestic hot water systems.

The well presented accommodation measurements:

Reception Hall
12'10 x 6'0 (3.91m x 1.83m)

Guest Cloakroom/WC
Having two piece suite of wash hand basin and low level WC

Spacious Lounge/Dining Room
21'10 x 13'0 (6.65m x 3.96m)

Conservatory
11'10 x 10'9 (3.61m x 3.28m)
Internal measurements

Fabulous Breakfast Kitchen with family area
16'6 x 11'6 (5.03m x 3.51m)

First floor and Landing

Bedroom
12'3 x 11'3 (3.73m x 3.43m)

Bedroom
12'9 x 11'4 (3.89m x 3.45m)

Bedroom
12'5 x 8'3 (3.78m x 2.51m)

Bedroom
10'1 x 7'2 (3.07m x 2.18m)

Contemporary modern Bathroom
10'4 x 6'2 (3.15m x 1.88m)

Outside - Front garden
The property is set back from the road and occupies a prominent position in this exclusive very small quiet cul-de-sac the front. A slabbed and wide gravel driveway provides OFF ROAD PARKING, this in turn leads to the integral garage. The exterior of the property is well maintained and there is a pretty landscaped front garden with holly tree, shrubs and a mature evergreen flower border with a shaped lawn area.

Integral Garage
12'10 x 8'2 (3.91m x 2.49m)
with up and over door, electric & lighting

Outside - Fully enclosed Rear garden
The delightful rear garden enjoys a high degree of privacy and faces in an east direction with a mature willow tree, a well stocked mature garden laid to with a lawn area with decking area at present used for a hot tub base and seating area ..
Patio area , shaded seating areas under a lovely willow tree. There is pedestrian access to the whole property as both sides are gated and there is a useful log store, external power point, outside tap & security lighting. The property also enjoys distant countryside views with plenty of walk available closeby. Timber shed.

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.

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. N B If you are making a cash offer, we will ask you to confirm the 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.

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.

Property to sell, then why pay more??
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. Available 8.00 am – 8.00 pm Monday to Friday, 9.00 am – 4.00 pm Saturday and 11.00 am – 2.00 pm Sunday. Call 01283 219336 or email: sales@lizmilsomproperties.co.uk for your FREE valuation.

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.

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.

LMPL/LMM/27.10.2018/1 DRAFT

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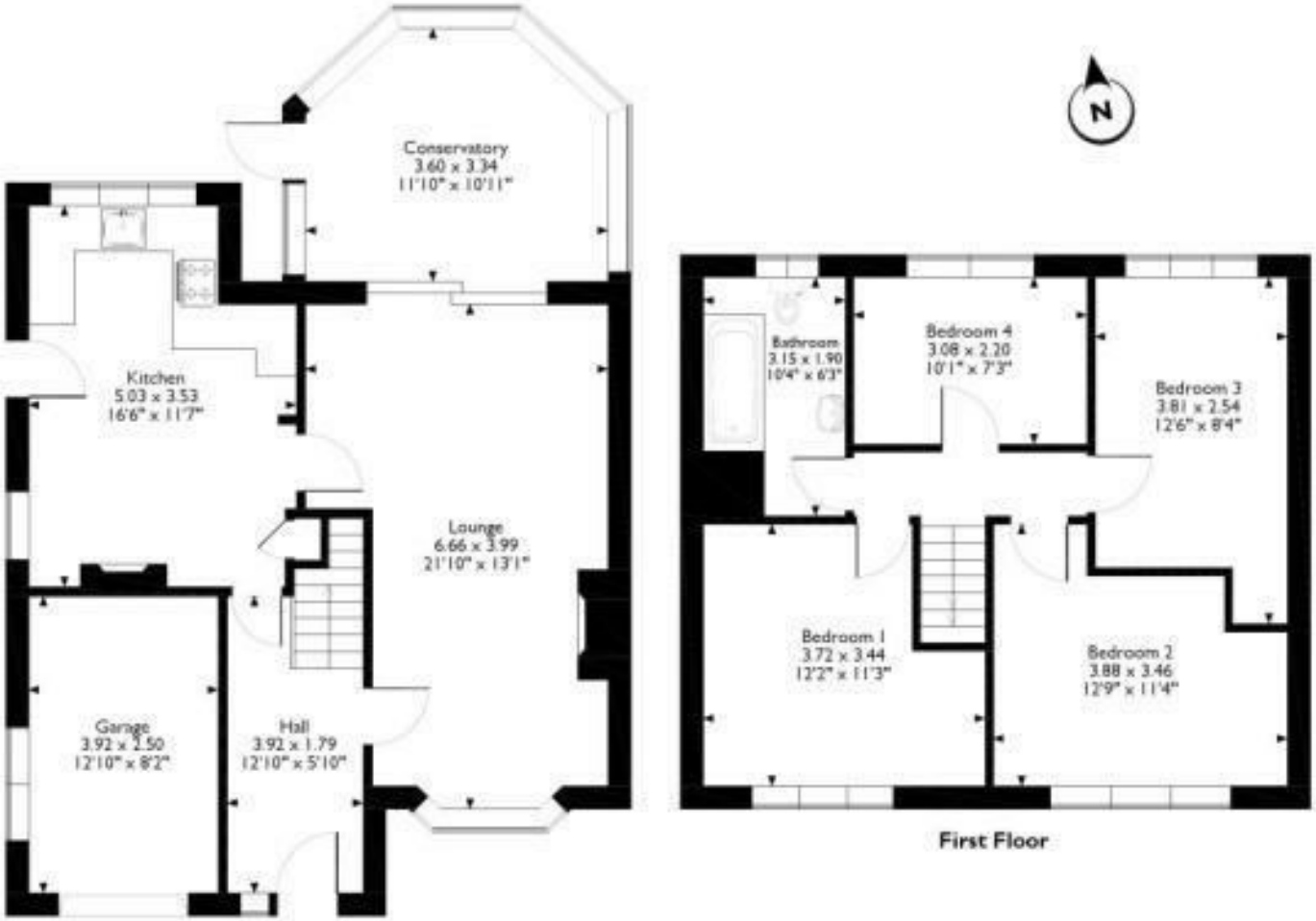
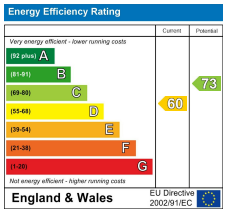
4 Sandcliffe Park Midway, Swadlincote, Derbyshire

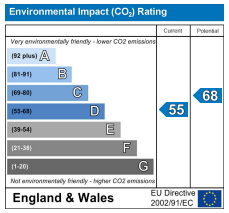


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

The property is best approached by leaving our office in Hartshorne, turning left in Woodville Road, which then becomes Main Street, following the road for a short distance and at the T junction turn left into Repton Road. continue along this road and turn left into Dunsmoor Lane. Upon reaching the junction turn left in Sandcliffe Road, proceed up the hill and take the 2nd turning on the right into The Sandlands, and first right into Sandcliffe Park, a very quiet and small exclusive cul-de-sac. The subject property is situated on the right hand side clearly denoted by our red distinctive 'For sale' board.





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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
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.