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**3 Peters Street**  
**Swadlincote, DE11 8DU**  
**Guide price £340,000**

### 3 Peters Street, Swadlincote, DE11 8DU

\*\*\*\*\* GUIDE PRICE £340,000-£350,000 \*\*\*\*\*

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to bring 3 Peters Street to the market. Situated within a quiet cul-de-sac location in the sought-after setting of Albert Village, this spacious four double-bedroom detached family home offers generous living accommodation, excellent outdoor space, and practical family living throughout. Benefiting from multiple reception rooms, a fitted kitchen with separate utility, en-suite to bedroom one, ample off-road parking, garage, and a private rear garden, this well-presented home is ideally suited to growing families. EPC/ C: TAX BAND: D Call to arrange your viewing today !

- Spacious four-bedroom detached family home situated in the popular setting of Albert Village
- Generous lounge with attractive bay window
- Ground floor guest WC
- Family Bathroom & Ensuite
- Block-paved driveway providing ample off-road parking & Garage
- Fitted kitchen with integrated appliances & Separate utility
- Separate dining room with patio doors to the garden
- Four double bedrooms
- Large, private rear garden ideal for families
- EPC: C / TAX BAND: D



## Location

Situated in the sought-after village of Albert Village, this property enjoys a pleasant setting within a quiet cul-de-sac location with convenient access to local amenities. The area offers a range of everyday facilities including shops, schools, pubs, and countryside walks, while nearby Swadlincote provides a wider selection of retail, leisure, and dining options. Excellent transport links connect the property to Burton upon Trent, Ashby-de-la-Zouch, and surrounding commuter routes, making it ideal for both families and professionals. The nearby National Forest also provides an abundance of outdoor pursuits and green spaces to enjoy year-round.

## Overview

Situated within a quiet cul-de-sac setting in the ever-popular Albert Village, this spacious four-bedroom detached family home offers generous living accommodation, excellent outdoor space, and superb practicality for family life.

To the front, the property enjoys excellent kerb appeal with a block-paved driveway providing ample off-road parking, leading to the garage which benefits from an up-and-over door, power, lighting, and side access to the rear garden. A lawned frontage enhances the attractive exterior, while a side gate provides additional access to the rear garden.

Upon entering, you are welcomed into a spacious entrance hallway with carpeted stairs rising to the first-floor accommodation and doors leading to the lounge, fitted kitchen, and guest WC.

The generous lounge is positioned to the front of the property and enjoys a bay window allowing plenty of natural light to flood the room. A living flame-effect gas fire set within a decorative surround provides an attractive focal point, whilst double doors open into the dining room. The dining room offers excellent entertaining space and benefits from patio doors opening directly onto the rear garden, alongside access into the kitchen.

The fitted kitchen is located to the rear of the property and is appointed with a matching range of wall and base units complemented by work surfaces. Integrated appliances include a dishwasher, fridge, built-in oven, hob, extractor hood, and ceramic drainer sink. The room also benefits from tiled flooring, tiled splashbacks, and a window overlooking the rear garden. Internal doors provide access to both the hallway and utility room.

The separate utility room is fitted with additional wall and base units with worktop space over, stainless steel sink with drainer, plumbing and space for appliances, tiled flooring, extractor fan, radiator, and side-facing window, whilst a rear door leads directly into the garden.

Completing the ground floor accommodation is a guest WC fitted with a low-level WC, wash hand basin, tiled flooring, and frosted window to the side elevation.

To the first floor, the property offers four generously proportioned bedrooms and a family bathroom.

Bedroom One is a spacious double bedroom positioned to the front aspect, benefiting from fitted wardrobes, ample space for additional furniture, carpeted flooring, and an en-suite shower room comprising shower cubicle, vanity wash hand basin, low-level WC, tiled splashbacks, extractor fan, and obscure window to the front elevation.

Bedroom Two is another generous double bedroom overlooking the rear garden and benefits from fitted wardrobes providing excellent storage solutions.

Bedroom Three enjoys views over the rear garden and also benefits from fitted wardrobes and carpeted flooring.

Bedroom Four is another excellent-sized double bedroom positioned to the front elevation with ample space for freestanding furniture.

The family bathroom is fitted with a three-piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, and obscure glazed window to the rear elevation.

Externally, the rear garden provides a fantastic family space being generous in size, private, and not overlooked. A patio seating area offers the perfect place for outdoor entertaining during the warmer months, whilst the large lawned garden is complemented by established shrubs, hedged borders, fenced boundaries, and side access leading back to the garage and front elevation.

Overall, this impressive detached home offers spacious and versatile accommodation throughout, generous outdoor space, and occupies a highly desirable position within a popular setting, making it an ideal purchase for growing families.

## 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 COMPETITIVE FIXED FEES.

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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.

## 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.

## 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.

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## Disclaimer

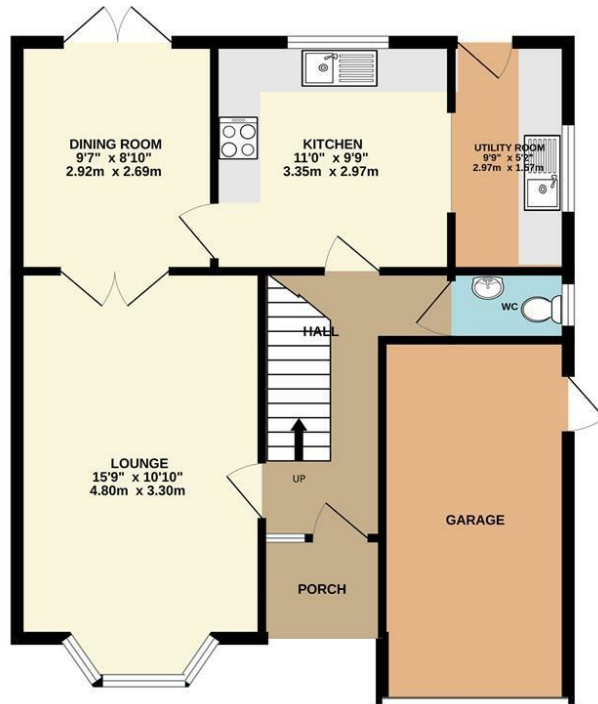
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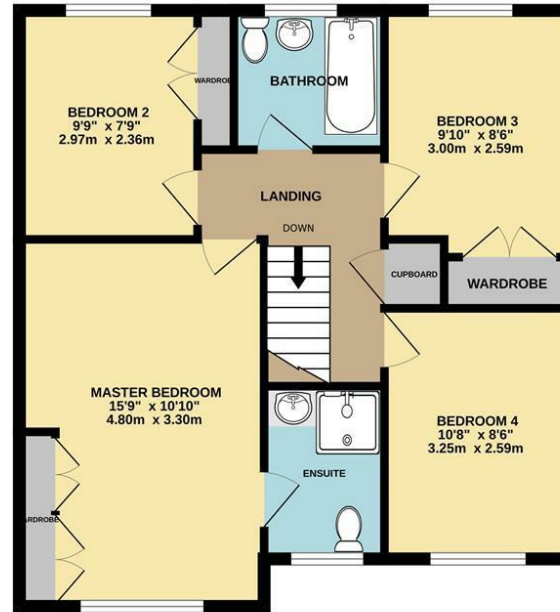
## Directions

For sat nav purposes use postcode DE11 8DU.

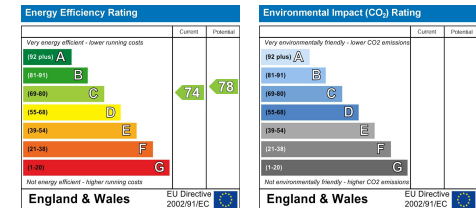
GROUND FLOOR



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

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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