



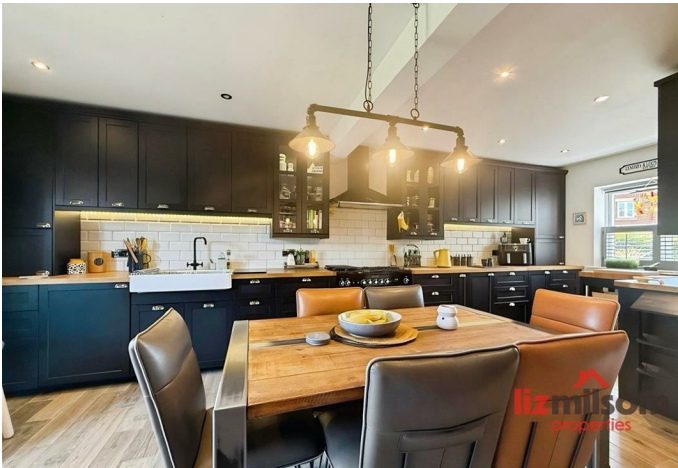
20 Cobblestone Drive
Swadlincote, DE11 0FL
£285,000

lizmilsom
properties

20 Cobblestone Drive, Swadlincote, DE11 0FL

**** LIZ MILSOM PROPERTIES **** are delighted to offer this beautifully presented **THREE BEDROOM TOWNHOUSE**, built by Morris Homes in 2018 and fully upgraded throughout by the current vendors. Arranged over three floors, the property offers stylish and versatile accommodation including a spacious Kitchen/Diner with integrated appliances and guest cloakroom, impressive first-floor Lounge with a balcony, principal Bedroom with En-suite, a further double guest Bedroom, family Bathroom, enclosed rear garden, **DRIVEWAY** and **GARAGE**. An exceptional home finished to a high standard throughout, ideal for modern family living - Call the **MULTI-AWARD WINNING AGENT** Today....

- Stunning Three-Bed Town House
- Three **DOUBLE** Bedrooms
- Stunning Open Plan Kitchen/Diner
- Landscaped Rear Garden
- True turn-key family home
- Fully upgraded throughout
- Spacious Lounge with balcony
- Stylish En-suite & Family Bathroom
- Detached **GARAGE** & Off Road Parking
- EPC Rating "B"/Council Tax Band "C"



Location

The property is pleasantly situated on the impressive 'Forest Grange' development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

Overview - Ground Floor

The ground floor of this exceptional home has been thoughtfully upgraded to an outstanding standard by the current vendors, creating a true turn-key property ready to move straight into. A stunning entrance hallway immediately sets the tone, leading through to the welcoming reception hall with staircase rising to the first floor, access to a stylish two-piece guest cloakroom/WC and the impressive open-plan kitchen/diner.

Undoubtedly the heart of the home, the beautifully refitted kitchen/diner offers a real 'wow factor'. Fitted with a contemporary range of wall and base units complemented by contrasting oak work surfaces, the kitchen features an inset ceramic sink with integrated appliances including microwave, extractor hood, together with space for an American-style fridge/freezer and plumbing for appliances. A useful understairs storage cupboard provides additional practicality, while dual-aspect windows to the front and French patio doors opening directly onto the landscaped rear garden flood the room with natural light, creating the perfect space for both everyday family living and entertaining.

Overview - First Floor

The first floor continues to impress, with stairs rising to a magnificent, light-filled lounge that is undoubtedly one of the standout features of the home. Beautifully presented with luxury carpeting, this spacious reception room enjoys an abundance of natural light from the front-facing window and French patio doors, which open onto a private balcony—an ideal spot to relax and enjoy the outlook. The room is further enhanced by a radiator, TV point and central ceiling light.

Also located on this floor is Bedroom Three, a generous double bedroom overlooking the landscaped rear garden. Featuring a Juliet balcony, this delightful room allows natural light to flood in, creating a bright and airy space perfect as a bedroom, guest room or home office.

Overview - Second Floor

The quality of finish continues onto the second floor, where every room has been thoughtfully upgraded to an exceptional standard. The impressive principal bedroom enjoys a pleasant front aspect and is beautifully presented with luxury carpeting, radiator and ceiling light. A door leads through to the stunning refitted en-suite shower room, featuring a contemporary black three-piece suite, stylish tiling, contrasting flooring and a window to the front elevation.

Bedroom Two is another generously proportioned double bedroom overlooking the rear garden, offering luxury carpeting, a radiator and ceiling light, making it ideal for family members or guests.

Completing the accommodation is the beautifully modernised family bathroom, fitted with a contemporary three-piece suite, complemented by part-tiled walls, quality flooring and recessed spotlighting, creating a sleek and luxurious finish in keeping with the rest of this exceptional home.

Entrance Hall

Reception Hallway

17'4" x 7'1" (5.29m x 2.16m)

Ground Floor Cloaks/WC

Modern Open Plan Kitchen Diner

23'10" c 14'8" (7.27m c 4.48m)

Stairs lead to First Floor & Landing

Spacious Lounge

15'8" x 13'10" (4.80m x 4.24m)

Bedroom Three

9'2" x 8'10" (2.80m x 2.70m)

Stairs to Second Floor & Landing

Principal Bedroom

13'4" x 8'11" (4.08m x 2.72m)

En-Suite Shower Room

6'9" x 4'10" (2.08m x 1.48m)

Bedroom Two

9'6"x x 8'11" (2.92mx x 2.72m)

Family Bathroom

6'9" x 5'7" (2.08m x 1.72m)

Outside - Overview

Front External:

The property enjoys an attractive frontage, set back from the road behind a combination of low-level brick walling, wrought iron railings and established hedging, creating an appealing first impression. A paved pathway leads to the covered entrance door, while the detached single garage, positioned to the side of the property, benefits from an up-and-over door and a private driveway providing off-road parking for an additional vehicle.

Rear Garden:

The beautifully landscaped rear garden is a true highlight of the property, bursting with colour from a variety of established shrubs, trees and well-stocked borders. Designed with both relaxation and entertaining in mind, it features a paved patio, an attractive decked seating area and low-maintenance raised beds. During the warmer months, the garden comes into its own, providing a wonderful outdoor space to enjoy with family and friends.

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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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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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. 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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Measurements

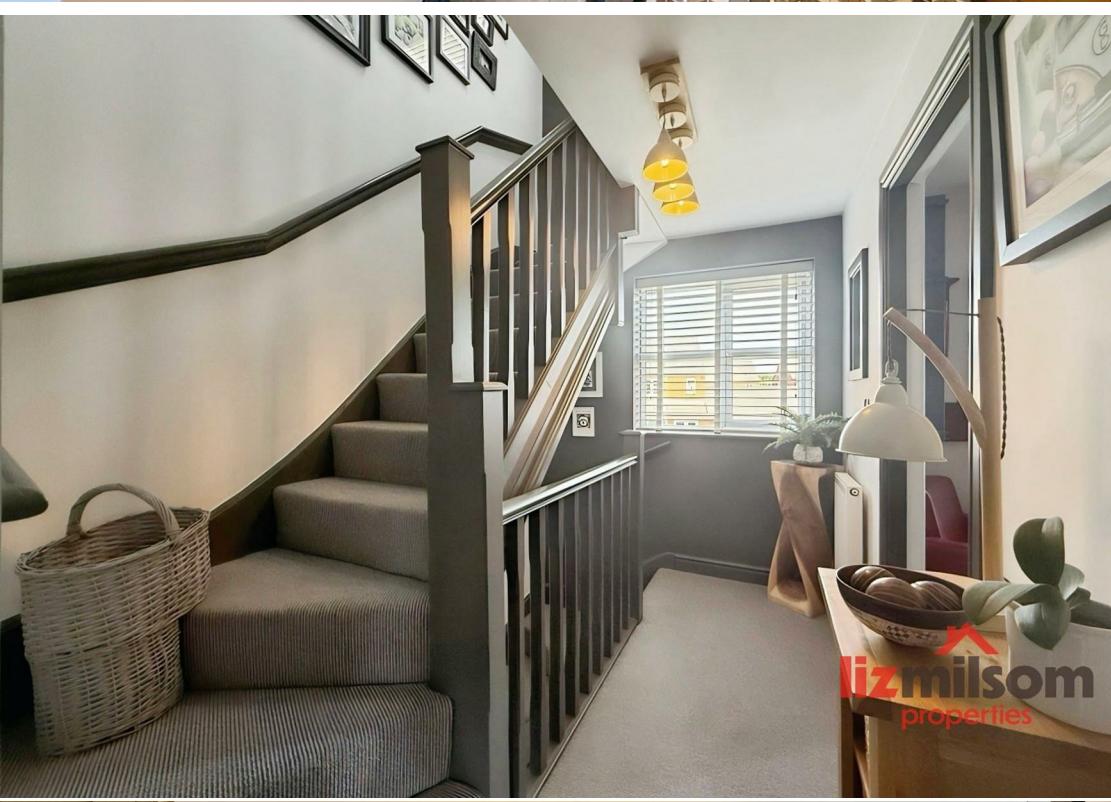
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

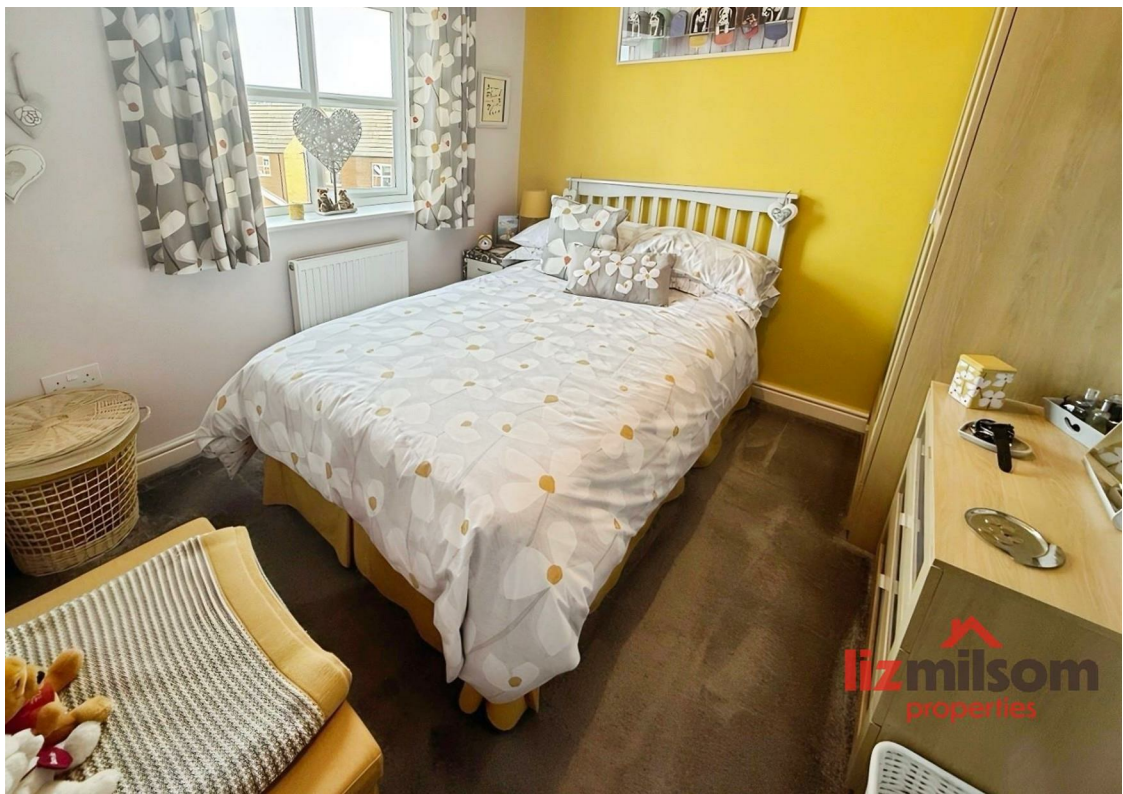
Services

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.

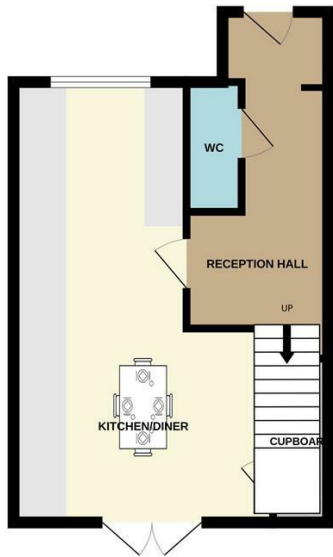




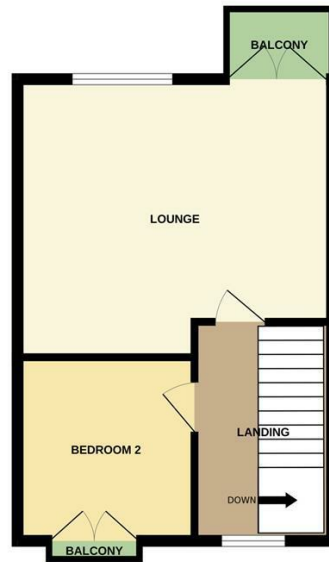
Directions

For SatNav purposes follow DE11 oFL where the property can be clearly denoted by our distinctive "red" for sale board.

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

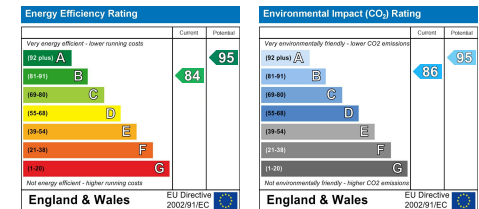


2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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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.



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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