



**78 Excelsior Drive
Swadlincote, DE11 8DW
£259,950**

lizmilsom
properties

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**** LIZ MILSOM PROPERTIES **** are delighted to bring the market this deceptively spacious **THREE BEDROOM LINK-DETACHED FAMILY HOME** situated on a popular modern development, occupying a non-overlooked position with a south-facing rear garden. The accommodation comprises an Reception Hall, fitted Kitchen, separate Dining Room, spacious Lounge with Conservatory off, and Cloakroom/WC. To the first floor are three well-proportioned Bedrooms, with the principal bedroom benefiting from an En-suite Shower Room, together with a family Bathroom. Externally, the property enjoys a sunny south-facing garden, **GARAGE** and **OFF ROAD PARKING**..... Book your viewing today..... EPC Rating "TBC"/Council Tax Band "C".

- Spacious 3-bed FAMILY HOME
- Non-overlooked position
- Fitted Breakfast Kitchen
- Bedroom One with En-suite
- South-facing private garden
- Popular Development
- Lounge & Conservatory
- Flexible Dining/Office Room
- Two Further Bedroom & Bathroom
- Garage & OFF ROAD PARKING



Location

Woodville is well placed for the community with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch Tamworth and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, vets, garage, convenience stores, hairdressers, newsagents, post office and pharmacy. Schooling both primary and secondary are within easy travelling distance.

Ground Floor - Overview

The property is entered via a welcoming reception hallway with stairs rising to the first floor. The fitted breakfast kitchen is well equipped with a range of white wall and floor units complemented by contrasting work surfaces, incorporating an integrated gas hob and electric oven with additional space for further appliances. A useful cloakroom/WC also serves the ground floor. The spacious lounge provides a bright and comfortable living space and opens into a delightful conservatory, which enjoys views over and direct access to the fully enclosed rear garden and patio seating area, creating an ideal space for relaxing or entertaining. Completing the ground floor is a versatile reception room currently used as a dining room, but equally suited as a playroom, home office or family room to suit individual requirements.

First Floor - Overview

The first floor offers three well-proportioned bedrooms and a family bathroom. The principal bedroom is a generous double room featuring fitted wardrobes and the added benefit of a private en-suite shower room, appointed with a shower enclosure, wash hand basin and low-level WC. Bedroom Two is another spacious double bedroom, also benefitting from fitted wardrobes and providing ample storage. Bedroom Three is a comfortable single room, ideal as a child's bedroom, nursery, dressing room or home office. Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a panelled bath, wash hand basin and low-level WC.

Reception Hallway

Breakfast Kitchen

11'9" x 9'2" (3.6m x 2.8m)

Separate Dining Room

10'9" x 8'10" (3.3m x 2.7m)

Spacious Lounge

15'1" x 12'1" (4.6m x 3.7m)

Large Conservatory

11'5" x 9'10" (3.5m x 3.0m)

Ground Floor Cloaks/WC

Stairs to the First Floor & Landing

Principal Bedroom

11'9" x 11'9" (3.6m x 3.6m)

En-suite Shower room

Bedroom Two

12'5" x 9'6" (3.8m x 2.9m)

Bedroom Three

9'10" x 6'10" (3.0m x 2.1m)

Family Bathroom

Outside - Overview

Externally, the property benefits from a DRIVEWAY and SINGLE GARAGE, providing ample OFF ROAD PARKING and secure storage. The garage is conveniently accessed from the rear garden, while a gated side pedestrian access leads from the front elevation to the rear.

A particular feature of the property is the private, south-facing rear garden, offering an excellent space for both relaxation and entertaining. The garden enjoys a sunny aspect throughout much of the day and comprises a paved patio seating area, ideal for al fresco dining, together with a well-maintained lawn bordered by a variety of established shrubs and mature trees, creating an attractive and secluded outdoor environment.

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

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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.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

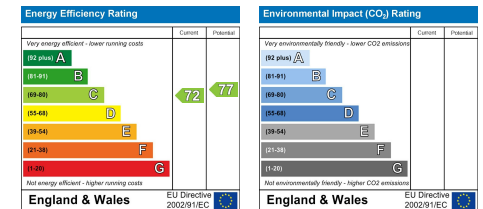


TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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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Directions

For SatNav purposes follow DE11 8DW



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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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