



**4 Greenwich Avenue
Swadlincote, DE11 9JN
Offers over £350,000**

lizmilsom
properties

4 Greenwich Avenue, Swadlincote, DE11 9JN

An exciting opportunity to acquire this elegant modern EXECUTIVE DETACHED HOME, offering spacious and versatile family accommodation finished to a high standard throughout. Ideally located for schools, amenities and transport links, the property features a Lounge, stunning open-plan Kitchen/Diner with Family Room, Utility, four DOUBLE Bedrooms, En-Suite and Dressing Area to the principal Bedroom and Family Bathroom. Outside there is an impressive enclosed rear garden, covered Car Port and generous driveway. EPC: C | Council Tax Band: E – Viewing highly recommended. Call LIZ MILSOM PROPERTIES today!

- Detached 4-Bed Family Home
- Quality Electric Charging Port
- Separate Lounge
- 4 generous Bedrooms
- Enclosed Rear Garden
- Perfect for growing family
- Fabulous dining Kitchen/family room
- Ground Floor Cloaks
- Family Bathroom
- Driveway & Single Garage



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within and a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

Overview - Ground Floor

The property is entered via a welcoming Reception Hallway, with stairs rising to the first floor and access to the ground floor accommodation. To the front elevation is the Cloaks/WC, fitted with a modern two-piece suite. Also overlooking the front aspect is the spacious Lounge, featuring a bay window, inset coal-effect fire, TV point, carpeted flooring, centre light points and radiator.

To the rear of the property is the impressive open-plan Kitchen/Diner/Family Room, enjoying views over the enclosed rear garden. The upgraded white country cottage-style Kitchen offers a comprehensive range of wall and floor-mounted units with integrated appliances including a microwave, electric oven, fridge freezer, gas hob with extractor, dishwasher. The open-plan design flows seamlessly into the Family/Dining Area, which benefits from patio doors opening onto the rear garden, a modern wall-hung grey radiator, click LVT flooring and TV point.

Located just off the Kitchen is a separate Utility Room, fitted with matching white country cottage units, integrated Candy Smart washing machine (to be included in the sale) and space for appliances, . a useful pantry cupboard and a door leading out to the rear garden.

Overview - First Floor

Stairs lead from the Reception Hallway to the first floor Landing, providing access to all bedrooms and the family bathroom.

The principal Bedroom overlooks the rear elevation and is an excellent-sized double, featuring carpeted flooring, centre light point, TV point and radiator. This room benefits from access to a Dressing Room, offering ample fitted wardrobe space, lighting and carpeted flooring. The newly fitted En-Suite is finished to a modern standard with a double shower cubicle, vanity sink unit along with wall mounted storage cabinet, low level WC, tiled flooring, heated towel rail and spotlight feature lighting.

Bedroom Two, located to the front elevation, is another spacious double room with carpeted flooring, triple fitted wardrobes, centre light point and radiator. Bedroom Three, positioned to the rear, is a further double room with fitted wardrobe, carpeted flooring, centre light point and radiator. Bedroom Four completes the generous bedroom accommodation and is also a comfortable double room.

The newly fitted Family Bathroom has been upgraded to a stylish modern standard and comprises a four-piece suite including a panelled bath, mains waterfall shower, low level WC and wash hand basin, complemented by tiled flooring and spotlight feature lighting.

Reception Hallway

Ground Floor Cloaks/WC

Spacious Lounge

17'4 x 11'1 (5.28m x 3.38m)

Kitchen/Diner

14'3 x 11'8 (4.34m x 3.56m)

Open Plan Family Area

12'9 x 11'8 (3.89m x 3.56m)

Separate Utility Room

Stairs to First Floor & Landing

Principal Bedroom

12'4 x 10'3 (3.76m x 3.12m)

Dressing Room

6'5 x 10'7 (1.96m x 3.23m)

Ensuite Shower Room

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

Bedroom Three

11'3 x 10'9 (3.43m x 3.28m)

Bedroom Four

10'4 x 8'9 (3.15m x 2.67m)

Family Bathroom

Up-grades

This property has been exceptionally well maintained and thoughtfully upgraded to a high standard throughout. Notable improvements include:

* Verisure full alarm system installed, also covering the garage

* Arlo smart doorbell system

* New Vaillant boiler installed by British Gas with Hive smart heating system (August 2023)

* Bathroom, En-Suite and Ground Floor Cloaks/WC all upgraded from the original new-build specification

* Kitchen/Diner and Utility Room enhanced with upgraded fittings beyond the standard new-build finish

* With this particular design property there are two separate lofts which subject to planning could be converted into further living space

These upgrades further enhance the quality, comfort and security of this impressive home

Overview - Outside

Externally, the property offers off-road parking for up to four vehicles and has been upgraded with an electric garage door fitted to the original Car Port, providing added privacy, security and provides direct access to the DETACHED SINGLE GARAGE. Having an up-and-over door, light and power. The rear garden is fully enclosed by fence-panelled boundaries and features an array of established shrubs and trees, along with a patio area ideal for outdoor entertaining and family enjoyment.

Car Port with Electric Door

18'4 x 10'3 (5.59m x 3.12m)

Included in the sale is the Hypervolt electric vehicle charging point.

Detached Single Garage

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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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.

Available:

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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.





GROUND FLOOR



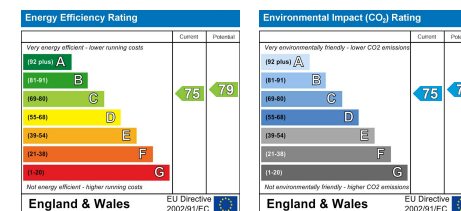
1ST FLOOR



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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Directions

For SAT NAV purposes use DE11 9JN



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COUNCIL TAX

Band: E

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

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GENERAL INFORMATION

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MONEY LAUNDERING

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