



**32 Westwood Park**  
**Swadlincote, DE11 0RS**  
**£195,000**

**lizmilsom**  
properties

## 32 Westwood Park, Swadlincote, DE11 0RS

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring to the market 32 Westwood Park. A well-presented three-bedroom semi-detached home offered with no upward chain, occupying a generous low-maintenance plot with ample off-road parking. Featuring a spacious lounge, separate dining area, modern fitted kitchen, three well-proportioned bedrooms and a private low-maintenance rear garden, this property represents an ideal opportunity for first-time buyers or families seeking a ready-to-move-into home in a popular location. EPC:C/ TAX BAND:B. Call the office today to arrange your viewing

- Well-presented three bedroom Semi-Detached home offered with no upward chain
- Spacious and bright lounge with feature fireplace
- Separate dining area with garden views & sliding patio doors
- Modern fitted kitchen
- Two good-sized double bedrooms & versatile single third bedroom
- Family bathroom with three-piece suite
- Private and Low-Maintenance Rear Garden
- Large Driveway Providing Ample Off-Road Parking
- Ideal Purchase for First-Time Buyers & Families
- EPC: C / TAX BAND: B



## Location

Located within the popular setting of Westwood Park in Newhall, this property benefits from a convenient position close to a range of local amenities including shops, supermarkets, schools and healthcare facilities. Swadlincote town centre is within easy reach, providing a wider selection of retail, leisure and dining options. The area is well placed for commuters with good road links to Burton upon Trent, Derby, Ashby-de-la-Zouch and the A42/M42 network. Nearby parks & countryside walks make this a practical and well-connected location for a variety of buyers.

## Overview

A well-presented three-bedroom semi-detached home, offered to the market with no upward chain, occupying a generous low-maintenance plot and benefiting from ample off-road parking.

Set well back from the road, the property enjoys excellent kerb appeal with a substantial driveway and gravelled frontage providing parking for multiple vehicles.

Upon entering through the entrance porch, an internal door leads into the spacious lounge. Positioned to the front of the property, this bright and welcoming reception room benefits from a large window overlooking the front aspect, allowing plenty of natural light to flood the space. There is ample room for a range of freestanding furniture, while a feature fireplace adds warmth and character. Stairs rise to the first-floor accommodation, and an open walkway leads through to the dining area.

Located to the rear of the property, the dining area enjoys pleasant views of the garden and benefits from sliding patio doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining.

Leading from the dining area is the modern fitted kitchen, which is situated at the rear of the property. The kitchen features a range of contemporary wall and base units complemented by rolled-edge work surfaces. Integrated appliances include an oven, hob and extractor hood, while a drainer sink is positioned beneath a window overlooking the rear garden. There is also space and plumbing for additional appliances, together with tiled splashbacks.

To the first floor, the landing provides access to three bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One is a generously proportioned double bedroom

located to the front of the property, benefiting from fitted wardrobes and a window overlooking the front elevation.

Bedroom Two is another spacious double bedroom situated to the rear, offering ample space for freestanding furniture and enjoying views over the well-maintained rear garden.

Bedroom Three is a versatile single room positioned to the front of the property, ideal as a child's bedroom, home office, nursery or dressing room.

Completing the accommodation is the family bathroom and is need of upgrade, fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC. The room also benefits from tiled splashbacks and an opaque window to the rear aspect.

Externally, the rear garden has been thoughtfully designed for low-maintenance living. It features established shrubs and trees, gravelled areas and a patio seating area, perfect for enjoying the warmer months. Fenced boundaries provide a good degree of privacy, while a side pathway offers convenient access to the driveway and front of the property.

Overall, this is an excellent opportunity for first-time buyers, growing families or investors to acquire a spacious and well-maintained home in a popular residential location. With generous parking, a low-maintenance garden and no upward chain, early viewing is highly recommended.

## 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.

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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## 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.

Property to Sell? Then why pay more?....

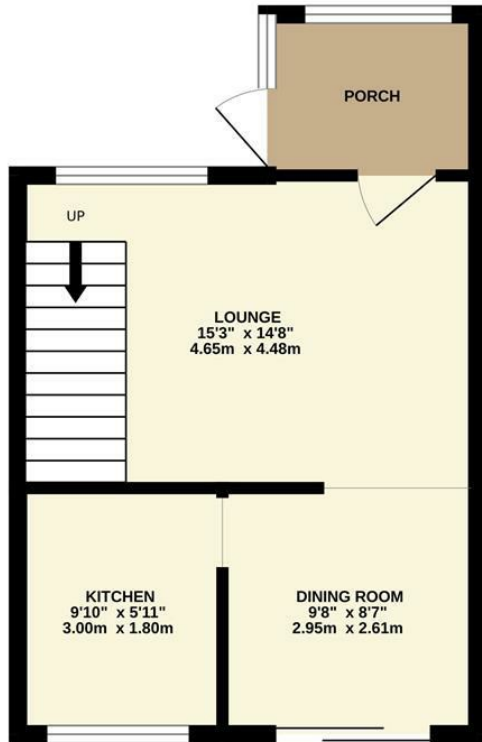
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## Disclaimer

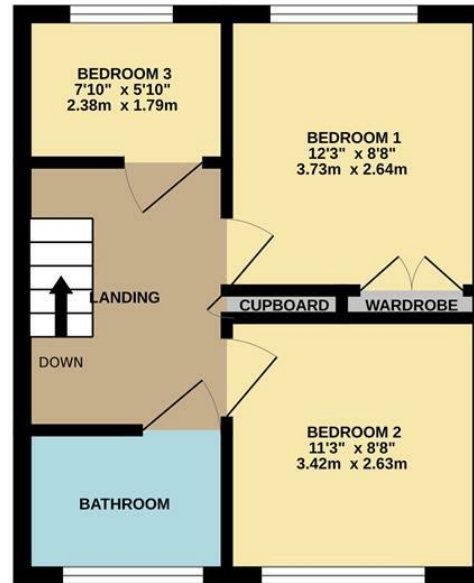
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GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.

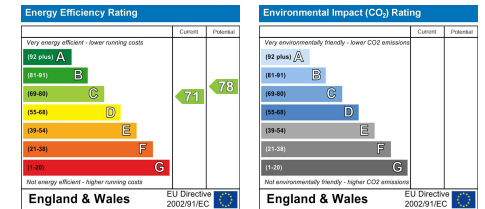


## Directions

For sat nav purposes use the postcode DE11 0RS

TOTAL FLOOR AREA: 563 sq.ft. (52.3 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: B

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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