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**9 Queen Victoria Drive
Swadlincote, DE11 0LA
£219,950**

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 9 Queen Victoria Drive to the market. A beautifully presented three double bedroom, three-storey townhouse with allocated parking for two vehicles, private rear garden and generous living accommodation. The property offers spacious and versatile accommodation throughout, including a lounge with feature fireplace, open-plan kitchen/diner with patio doors leading to the garden, ground floor WC, two first-floor double bedrooms, family bathroom and an impressive second-floor bedroom with fitted wardrobes and en-suite shower room. Externally, the property benefits from low-maintenance front and rear gardens, with the rear garden providing excellent privacy and direct access to the allocated parking. An ideal family home situated in a popular location. EPC: TBC / TAX BAND: C . Contact the office today to arrange your viewing.

- Beautifully presented three double bedroom townhouse
- Spacious lounge
- Useful ground floor WC
- Modern family bathroom & Ensuite
- Popular location close to everyday amenities
- Allocated parking for two vehicles to the rear
- Open-plan kitchen/diner
- Fitted wardrobes to all three double bedrooms
- Generously sized private enclosed rear garden
- EPC: TBC/ TAX BAND: C



Location

Queen Victoria Drive is a popular location, conveniently positioned within easy reach of Swadlincote town centre and a wide range of everyday amenities, including shops, supermarkets, schools, leisure facilities and public transport links. The property is particularly well placed for families, with a number of schools located nearby both for primary & secondary schooling. For commuters, the area provides good access to Burton-on-Trent, Derby and the surrounding towns, with convenient road links towards the M42 and M1 motorway networks. Burton-on-Trent railway station is also within easy reach, providing rail connections towards Birmingham, Derby and beyond.

Overview

A beautifully presented and spacious three double bedroom, three-storey townhouse, offering well-proportioned accommodation arranged over three floors, together with private gardens and allocated parking for two vehicles. Ideally suited to families or professionals, this attractive home combines generous living space with low-maintenance outdoor areas and is situated in a popular location.

To the front, the property benefits from a low-maintenance gravelled fore garden, enclosed by fencing, with a paved pathway leading to the front entrance door. To the rear, there is allocated parking for two vehicles, accessed via Sandringham Close.

Upon entering, the entrance hall provides access to the spacious living room, with carpeted stairs rising to the first floor.

The spacious lounge is a generous reception room, featuring carpeted flooring, a characterful feature fireplace and a window overlooking the front aspect. There is ample space for a range of freestanding furniture, while a door leads through to the impressive open-plan kitchen diner.

Situated to the rear of the property, the open-plan kitchen diner provides an excellent social and entertaining space. The kitchen area is fitted with a range of wall and floor-mounted units with complementary work surfaces, incorporating an integrated double oven, hob and extractor, together with a drainer sink positioned beneath a window overlooking the rear garden. There is also space and plumbing for further appliances, while the boiler is housed within the kitchen. Tiled flooring continues through the kitchen & dining area.

The adjoining dining area offers ample room for a dining table and additional freestanding furniture, with patio doors opening directly onto the rear garden. Completing the ground floor is a useful WC, fitted with a low-level WC and floating wash hand basin with tiled splashbacks, together with a radiator.

To the first floor are two well-proportioned double bedrooms and the family bathroom.

Bedroom Two is a generous double bedroom positioned to the rear, featuring two windows overlooking the garden, carpeted flooring, fitted wardrobes and ample space for additional freestanding furniture.

Bedroom Three is another good-sized double bedroom, located to the

front of the property. The room benefits from carpeted flooring, fitted wardrobes, a window overlooking the front aspect and excellent space for freestanding furniture.

The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath, low-level WC and pedestal wash hand basin, with part-tiled walls.

The second floor is dedicated to Bedroom One, providing an impressive bedroom. This fantastic-sized double benefits from carpeted flooring, fitted wardrobes and a window overlooking the front aspect. The room is further complemented by a useful en-suite shower room, fitted with a shower cubicle, low-level WC and pedestal wash hand basin, together with a skylight allowing natural light into the space and part-tiled walls.

Externally, the private rear garden is a particularly appealing feature of the property. A large patio area provides an ideal space for outdoor seating and entertaining during the summer months, with grassed borders adding a pleasant touch of greenery. A pathway leads through to a further patio area and rear gate, providing convenient access to the allocated parking spaces. The garden is enclosed by fenced boundaries, creating a good degree of privacy.

9 Queen Victoria Drive represents an excellent opportunity to acquire a spacious and well-presented three double bedroom townhouse, offering versatile accommodation arranged over three floors. With a generous open-plan kitchen diner, two bathrooms plus a ground floor WC, private low-maintenance gardens and allocated parking for two vehicles, this attractive property is ideally suited to modern family living and is worthy of an early internal inspection.

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 – 2.00 pm Saturday
Closed - Sunday

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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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AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

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.

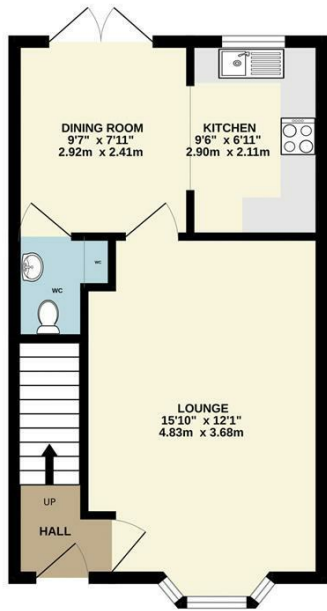




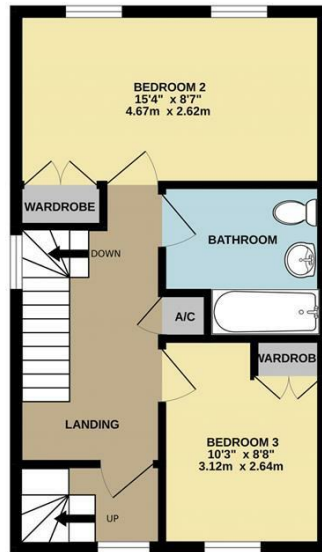
Directions

For sat nav purposes use the postcode DE11 0LA

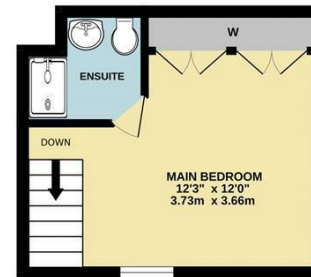
GROUND FLOOR



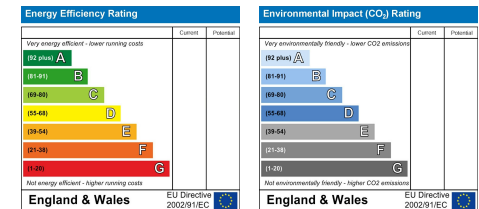
1ST FLOOR



2ND 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: 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

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