

20 Cambrian Way
Swadlincote, Derbyshire DE11 9DT
£350,000

lizmilsom properties

20 Cambrian Way, Swadlincote, Derbyshire DE11 9DT

Nestled in the desirable area of Cambrian Way, Swadlincote, this impressive extended detached family home offers a perfect blend of space, comfort, and modern living. With four generously sized bedrooms, including a master suite complete with a refurbished en suite bathroom, this property is ideal for families seeking both style and functionality. With three well-appointed reception rooms, providing ample space for relaxation and entertainment. A splendid fitted breakfast kitchen with appliances, complemented by a utility area and a convenient guest cloakroom/WC, enhances the practicality of daily living. The study offers a quiet retreat for work or study, making it a versatile addition to the home. Set on a corner plot, with excellent road links and is conveniently located near local schools, making it an ideal choice for families. The double garage and parking for up to four vehicles ensure that you will never be short of space for your vehicles or guests. EPC rating TBA - Council Tax Band D Book your viewing with our dedicated sales team today on 01283 219336.

- Rare opportunity! Exrtended detached family home
- Splendid fitted Breakfast Kitchen incl utility area
- Well proportioned 4 bedrooms En Suite to Master
- Detached double garage
- Excellent roadlinks to M42, A444 & A511
- So handy for schools perfect for families
- Study, 3 Reception Rooms, Guest Cloaks/WC
- Refurbished family bathroom
- Ample off road parking & pleasant gardens
- Motivated sellers - Book your appointment!







Location
This property is well placed occupying a corner plot site on the ever popular estate , known locally as 'Walton Park' within walking distance of the town centre and primary and secondary schools. 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 has a good range of facilities including the Greenbank Leisure Centre, Swadlincote Ski Slope, eateries, Cinema, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre and the bus station is central close to the Library. EARLY VIEWING RECOMMENDED to avoid disappointment.

Agents Comments
The motivated sellers are eager to find the right buyers for this delightful home, which is perfect for those looking to settle in a friendly community. With its combination of spacious living areas, modern amenities, and a prime location, this property is not to be missed. Come and experience the charm of this wonderful family home for yourself.

Overview - Accommodation
Nestled in the desirable area of Cambrian Way, Swadlincote, this impressive extended detached family home offers a perfect blend of space, comfort, and modern living. Boasting four well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The home features three spacious reception rooms, providing ample space for relaxation and entertainment, along with a dedicated study for those who work from home.

The splendid fitted breakfast kitchen is a highlight, designed to be both functional and stylish, making it the heart of the home. The kitchen boasts an extensive range of wall and floor-mounted pale blue high gloss units, generous worktop space and a range of integrated appliances, including a Hotpoint induction hob, oven and microwave, along with a dishwasher and space for a fridge-freezer. The matching utility room features additional fitted units and an integrated washer-dryer, offering excellent storage solutions and practicality. The property also benefits from two well-appointed bathrooms, including a refitted en suite, ensuring convenience for all family members. Many of the bedrooms come with fitted furniture, maximising storage and enhancing the overall appeal.

Set on a generous corner plot, the home is complemented by an enclosed rear garden, perfect for outdoor activities and family gatherings. The double garage and off road parking space, add to the practicality of this residence, making it an excellent choice for those with multiple cars.

With gas central heating and double glazing throughout, comfort is assured year-round. The location is particularly advantageous, with excellent road links to the M42, making commuting a breeze. Additionally, the property is conveniently situated near local schools, making it an ideal choice for families.

This delightful home on Cambrian Way is a rare find, offering a harmonious blend of space, style, and convenience. It is a must-see for anyone looking to settle in a vibrant community. Book your viewing today !

Important measurements

Reception Hall
16'0" x 6'2" (4.89m x 1.90m)

Study/Office
11'5" x 7'8" (3.49m x 2.36m)

Guest Cloaks/WC
7'8" x 5'1" (2.36m x 1.55m)

Spacious Lounge
16'0" x12'8" (4.88 x3.88m)

Separate dining room
12'7" x 9'4" (3.84m x 2.84m)

Splendid Conservatory
11'1" x 10'11" (3.38m x 3.35m)

Fabulous & well equipped Breakfast Kitchen
21'5" x 12'5" max (6.53m x 3.8m max)

Utility area included in overall meaurements

First floor and Landing

Principle Bedroom
12'8" x 11'3" incl wardrobes (3.88m x 3.43m incl wardrobes)

En Suite Shower Room
9'0" x 4'6" (2.75m x 1.38m)

Double bedroom
12'10" x 9'6" (3.92m x 2.92)

Double bedroom
9'4" x 7'10" (2.85m x 2.40m)

Bedroom
12'8" x 6'6" (3.87m x 1.99)

Family bathroom
7'6" x 6'0" (2.31m x 1.85m)

Outside - Front & rear gardens
Set on a generous corner plot, the home is complemented by an front and enclosed walled rear garden, which enjoys a high degree of privacy, perfect for outdoor activities and family gatherings. The double garage and off road parking space, add to the practicality of this residence, making it an excellent choice for those with multiple cars.

Detached double garage & Off road parking
17'5" x 17'3" (5.33m x 5.27m)
The double garage has an electric door and manual door, power and light supply and and side service door, which provide access to the rear garden. Directly in front of the garage there is off road parking for two cars add to the practicality of this residence, making it an excellent choice for those with multiple cars.

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.

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 COMPETITVE 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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?....

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 – offering straight forward honest advice and extremely competitive fees.

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.


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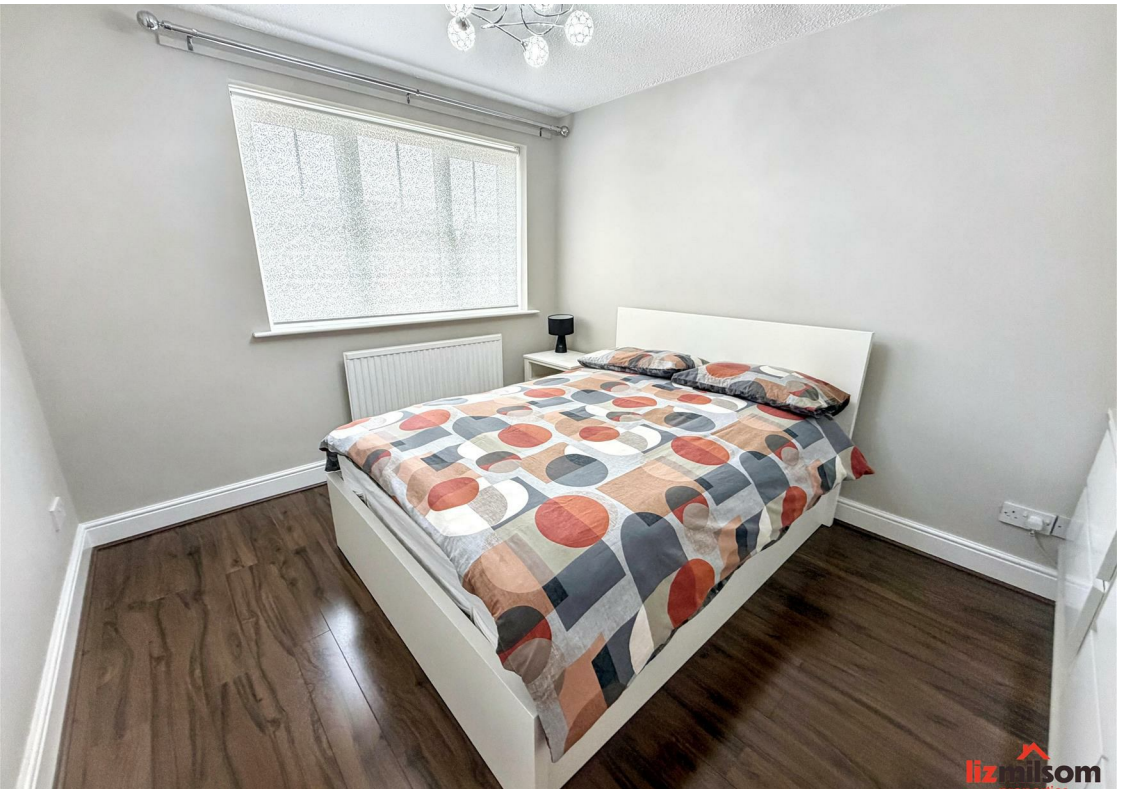

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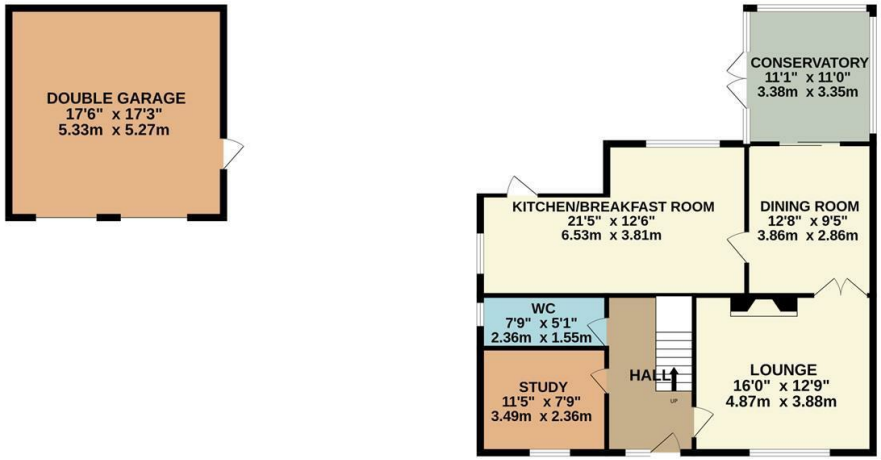




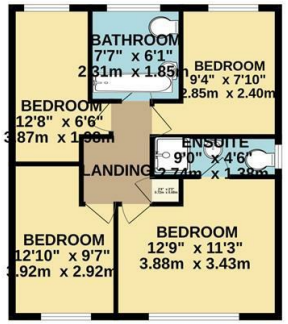
Directions

For SAT NAV purposes use DE11 9DT.

GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



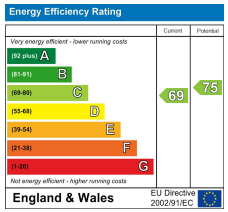
1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.

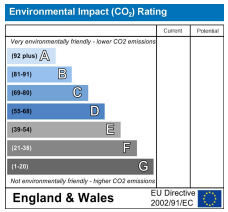


20 CAMBRIAN WAY, SWADLINCOTE DE11 9DT

TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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: D
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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