



lizmilsom
properties

14 Holly Bank Close
Newhall, Swadlincote, DE11 0ND
£325,000

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Looking for an immaculately maintained, ready to move into DETACHED BUNGALOW, then look no further !! Located on a impressive corner plot position in a quiet established cul-de-sac, off Pear Tree Avenue, with ample parking, DOUBLE GARAGE (4.58m x 4.76m) perfect for a number of uses and a wrap around landscaped garden. An internal inspection will reveal accommodation which in brief comprises: - large impressive L-shaped Lounge, open plan dining area to extensively fitted kitchen with integrated appliances, the Sunroom having fabulous panoramic views there is a utility area /Reception Porch There are two well proportioned bedrooms and well equipped shower room. Offering addition potential is the attic room, which would make a perfect master bedroom STPC. Early viewing is absolutely essential - Strictly by appointment through LIZ MILSOM PROPERTIES - Call us today!

- Splendid deceptively spacious detached Bungalow
- Occupying a corner plot location with views
- Immaculate condition throughout - No chain
- L shaped Lounge, leading to Sun Room
- Well equipped fitted Kitchen, Dining area
- 2 generous sized Bedrooms, Modern Shower Room
- Attic Room with plenty of potential for conversion
- Generous off-road parking and garage
- Delightfully landscaped side front & rear gardens
- Early viewing highly recommended



Location

Newhall is a popular village location with a variety of independent eateries and shops as well as local public houses. A wider selection of amenities can be found at nearby Ashby-de-la-Zouch and Swadlincote. The village is also well positioned for commuting via the A444 and A511 which link to main A42/M42. The mainline train service from nearby Burton on Trent or Tamworth goes directly to Birmingham. The property is also within catchment for the well regarded comprehensive Pingle Academy.

The immaculate Ground floor accomodation:

Reception Porch with Utility area

The property is entered via a welcoming front entrance porch which has been extended to create a useful utility area, offering appliance space and additional storage. This practical space provides an ideal buffer from outside while keeping the main living accommodation clutter-free.

Modern well equipped fitted Kitchen

12'6" x 9'8" (3.82 x 2.97m)

The porch leads through into a well-equipped, stylish kitchen, fitted with an extensive range of wall and floor mounted cream-coloured units, including a tall larder cupboard. A porcelain inset sink unit is set within ample rolled-edge work surfaces, providing excellent preparation space. A range of integrated appliances includes a gas hob with extractor fan over, eye-level electric oven and grill, and a built-in fridge freezer. The kitchen enjoys plenty of natural light from a large picture window overlooking the front aspect and is finished with a practical and attractive floor covering, perfectly suited to modern living.

Open plan Dining area

10'9" x 10'9" (3.30m x 3.28m)

An open plan dining area flows seamlessly from the kitchen, creating an ideal space for entertaining friends and family. The area is finished with attractive laminate flooring and provides access via a door to the L-shaped lounge and the inner hall, allowing for both open living and defined spaces as required.

L Shaped Living Room

19'8" reducing to 9'8" x 18'6" reducing 9'10" (6.01m reducing to 2.95m x 5.64m reducing 3.02m)

The property features a spacious and well-presented lounge, offering a comfortable and inviting living space. A focal point of this room is this feature fireplace with fitted electric fire. Tastefully decorated and finished to a high standard, the room provides ample space for a range of seating and furniture arrangements. A large bow window allows for excellent natural light, with patio doors leading to the:

Sun Room/Conservatory

14'11" x 5'5" (4.55 x 1.66)

To the rear of the property is a bright and inviting Sun Room/conservatory, providing an additional reception space that can be enjoyed throughout the year. Overlooking the rear garden, this versatile room is ideal for relaxing or entertaining, with French doors opening directly onto patio and rear garden.

Inner Hall/potential work station area

17'3" x 8'2" max (5.27m x 2.50m max)

An inviting inner hall provides access to the bedrooms, lounge, and shower room. A rear access door opens to the outside, flooding the space with natural light. This versatile area offers excellent potential for a dedicated workstation or, subject to planning, could accommodate a staircase leading to a first-floor conversion.

Principle double bedroom

12'11" x 9'11" (3.95m x 3.04m)

The bungalow offers well-proportioned bedrooms, each presented in immaculate decorative order. Bedroom One is a generous double room with ample space for freestanding bedroom furniture and benefits from a pleasant outlook, creating a calm and restful environment.

Bedroom Two

10'4" x 9'11" (3.17m x 3.04m)

Bedroom Two is another well-sized room, ideal as a guest bedroom, home office or dressing room, again finished to a high standard. There is a large built in cupboard which could easily be converted to a en-suite Shower Room if required, or a large walk in wardrobe, perfect for storage. With fitted carpet, radiator and window to the side elevation.

Modern well equipped Shower Room

7'7" x 5'4" (2.32m x 1.65m)

A modern and well-equipped shower room is located off the inner hall and fitted with a contemporary three-piece suite comprising a corner shower cubicle with fitted shower, wash hand basin set within a useful storage unit and a low-level WC. The room is fully tiled and further benefits from a chrome heated towel rail, practical flooring and a window to the front aspect, providing natural light and ventilation.

First floor Attic Room

Located off the inner hall, the attic room is currently accessed via a loft ladder and offers excellent future potential. The space already benefits from plastered walls, a window and a radiator, making it ideal for conversion into a fabulous master bedroom, home office or additional living space, subject to the usual planning consents.

Outside - Delightfully landscaped gardens

This wonderful wraparound garden provides ample space to enjoy panoramic views. There is a pathway to access the rear garden as well as the main steps, which is ideal for buyers with limited mobility. There is various patio areas, creating ideal places for outdoor seating and entertaining with friends and family. . Steps lead down to a generously sized lawn with attractive wall incorporating panelled fenced inserts and established shrub and flower borders. There is plenty of additional space perfect for hot tub or cabin if required. To the front of the property there is useful storage room which houses the Worcester gas boiler, which has been serviced. External power points and outside tap.

Ample off road parking

There is plenty of parking to the property on a smart block paved driveway. A wide tarmac drive leads to the detached substantial garage.

Detached DOUBLE garage

15'0" x 15'7" (4.58m x 4.76m)

An added bonus is the above-average sized detached garage, offering excellent versatility. The garage is fitted with an up-and-over door and benefits from power and lighting, a painted floor and a side window, providing both natural light and ample storage space. Further storage is available within the pitched roof space, making this an ideal workshop or highly practical addition to the property.

Viewing Strictly Through Liz Milsom Properties

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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.

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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.

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.

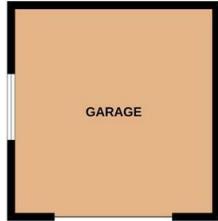
LMPL/LMM/31.01.2026/1 DRAFT

LMPL/LMM/01.02.2026/2 APPR





BASEMENT



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 service 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 DE110ND

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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