44 Drift Road
Swadlincote, DE11 9FW
Reduced to £369,995

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** LIZ MILSOM PROPERTIES ** are delighted to bring to the market a home that truly stands apart. This impressive extended DOUBLE-FRONTED FOUR-BEDROOM DETACHED property offers exceptional space, contemporary style and versatile family living. Boasting a bright and welcoming interior, a spacious open-plan Lounge/Dining Room with French doors opening onto a private garden, a generous Kitchen/Diner, guest cloakroom and four well-proportioned bedrooms, two of which have Ensuite Shower Rooms completed by the modern Family Bathroom. Externally there is OFF ROAD PARKING for several vehicles and a detached SINGLE GARAGE. This is a superb home designed for modern lifestyles, effortless entertaining and growing families alike. HURRY TO VIEW.....EPC Rating "B"/Council Tax Band "D".....

- DETACHED Extended Family Home
- Modern Kitchen/Diner
- Bedrooms 1 & 2 With Ensuite Shower Rooms
- Family Bathroom
- Enclosed Non-Overlooked Rear Garden
- 27'3 x 17'9 Open Plan Lounge/Diner
- Ground Floor Cloaks
- Two Further DOUBLE Bedrooms
- Generous Driveway Parking & Garage
- A GREAT SIZED FAMILY HOME

Location
Drift Road is located on the ever popular Manorfields development built by St Modwens Homes. The property occupies an appealing position within the development which has a children's play area, which is within walking distance. With access to the A444, Manorfields is perfect for commuters, as well as individuals who are in search of a village lifestyle. The development is less than five-miles from Burton-on-Trent and near the thriving cities of Derby, Loughborough and Leicester. The popular South Derbyshire village of Castle Gresley is well-placed for commuters and has excellent road links via the A511 and A444 leading to Burton upon Trent, Ashby de la Zouch, Tamworth and Birmingham via the near-by M42. There are primary schools in Linton & Church Gresley within close proximity of the property itself. There is also a doctors surgery, convenience store and a host of other shops, a short drive away. The local bus service runs just a short distance away providing easy access into the nearby market town of Swadlincote and the surrounding areas. Swadlincote is approximately half a mile away and provides a wide-range of shops, eateries, a cinema and numerous other facilities.

Ground Floor - Overview
The welcoming reception hallway sets the tone for this beautifully presented home, with access to all ground floor accommodation and stairs rising to the first floor. A stylish guest cloakroom is fitted with a contemporary white suite. The impressive dual-aspect kitchen/dining room features upgraded cabinetry, premium integrated NEFF appliances including a Hide & Slide oven, microwave, gas hob, extractor and dishwasher, complemented by tiled flooring and a charming walk-in bay window. At the heart of the home is the superb extended lounge/dining room, an exceptional space flooded with natural light from multiple windows and French doors opening onto the rear garden. Complete with an impressive log burner capable of supporting the central heating system, oak flooring, air conditioning and generous entertaining space, this outstanding room perfectly combines comfort, style and practicality.

First Floor - Overview
The spacious first-floor landing provides access to all four bedrooms, a useful storage cupboard, a rear-facing picture window and loft access. The impressive principal bedroom, forming part of the extension, enjoys dual rear-facing windows, fitted wardrobes, air conditioning and a stylish en-suite shower room. Bedroom two is another generous double with fitted wardrobes and its own contemporary en-suite, offering excellent flexibility for family living or guests. Bedrooms three and four are both well-proportioned, with bedroom four benefiting from fitted wardrobes, while bedroom three provides access to a substantial loft space which, subject to the necessary planning consents and building regulations, offers exciting potential for conversion into additional living accommodation. Completing the first-floor accommodation is the well-appointed family bathroom, fitted with a contemporary three-piece suite and complemented by an opaque rear-facing window providing natural light and privacy.

Reception Hallway

Kitchen/Diner
17'5 x 9'3 (5.31m x 2.82m)

Ground Floor Cloaks/WC

Extensive Lounge/Diner
27'3 x 17'9 (8.31m x 5.41m)

Stairs to First Floor & Landing

Bedroom One
16'0 x 9'2 excl robes (4.88m x 2.79m excl robes)

Ensuite Shower Room

Bedroom Two
10'8 x 9'4 excl robes (3.25m x 2.84m excl robes)

Ensuite Shower Room

Bedroom Three
15'9 x 8'10 (4.80m x 2.69m)

Bedroom Four
10'8 x 7'6 (3.25m x 2.29m)

Family Bathroom

Overview - Outside Front
Despite its substantial extension, the property occupies an impressive plot with AMPLE OFF ROAD PARKING to both sides, together with a larger-than-average DETACHED GARAGE. The low-maintenance frontage is attractively enclosed by fencing with a gravelled garden and pathway leading to the entrance, while a secure side gate provides access to the private, enclosed rear garden, offering an ideal space for outdoor entertaining and family enjoyment.

Overview - Outside Rear
The private, non-overlooked rear garden enjoys a desirable south-facing aspect, offering an excellent outdoor space for families to enjoy throughout the day. Enclosed by fenced boundaries and predominantly laid to lawn, the garden also features a generous paved patio with raised planter, ideal for outdoor dining and entertaining. Gated side access leads directly to the driveway and extensive off-road parking, combining privacy, practicality and excellent family appeal.

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AML for Property Details
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.

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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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.

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.

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.

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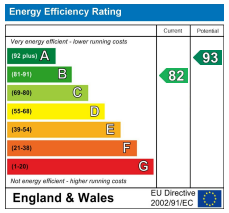
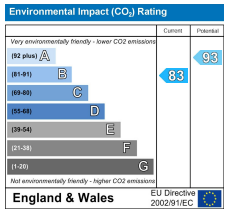
Directions

For SatNav purposes follow DE11 9FW

Ground Floor

First Floor





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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.

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