



**3 Stirling Close**  
**Swadlincote, DE11 9JS**  
**£325,000**

**lizmilsom**  
properties

### 3 Stirling Close, Swadlincote, DE11 9JS

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to bring Stirling Close to the market, A beautifully presented four-bedroom detached family home situated in the highly sought-after location of Church Gresley. Offering spacious and versatile accommodation throughout, this impressive property benefits from a stunning dining kitchen, generous lounge, large conservatory, four bedrooms, modern en-suite & family bathroom, ample secure parking with electric roller door carport, detached garage, EV charging point, and a private non-overlooked low maintenance rear garden. Ideally suited to modern family living and conveniently located close to local amenities, schools, and transport links. Offered with the option to purchase furnished or unfurnished subject to negotiation. EPC: C/ TAX BAND: D. CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING!

- Spacious four-bedroom detached family home in popular & convenient Church Gresley location
- Generous lounge with feature fireplace and French doors
- Ground Floor WC
- Four Bedrooms, three with fitted wardrobes
- Private, non-overlooked rear garden with patio seating area
- Stunning dining kitchen with attractive bay window
- Large brick-built conservatory providing additional reception space
- Modern renovated en-suite shower room & Family Bathroom
- Ample off-road parking, Car port & Detached garage ideal for storage/workshop
- EPC: C / TAX BAND: D



## Location

Situated in the popular residential area of Church Gresley, 3 Stirling Close enjoys a convenient position close to a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. Swadlincote town centre is just a short distance away, offering further shopping, dining, and everyday conveniences, while nearby parks and countryside provide excellent opportunities for walking and outdoor activities. The property also benefits from good transport links to Burton upon Trent, Ashby-de-la-Zouch, and the A444/A42 road network, making it ideal for commuters seeking easy access to surrounding towns and cities.

## Overview

Situated in the ever-popular setting of Church Gresley, this fantastic four-bedroom detached family home on Stirling Close offers spacious and versatile accommodation, superb parking facilities, and low-maintenance outdoor space — ideal for modern family living.

To the front, the property benefits from an attractive block-paved frontage designed for low maintenance, while a side driveway leads to a secure carport with electric roller door, providing ample additional parking to the rear alongside a detached garage. The carport also benefits from an electric vehicle charging point, and the garage offers light, power, and an up-and-over door, making it perfect for storage or use as a workshop.

Internally, the property is welcomed by a bright entrance hallway with doors leading to the spacious lounge, dining kitchen, and ground floor WC, while stairs rise to the first floor and a side access door leads externally.

The impressive dining kitchen is positioned to the front of the property and enjoys a beautiful bay window that floods the room with natural light. Finished with attractive tiled flooring, the kitchen boasts a comprehensive range of wall and base units with complementary rolled-edge worktops. Integrated appliances include a double oven, hob, extractor, and drainer sink, with additional space and plumbing for further appliances. Part-tiled walls complete this practical yet stylish family space.

Also located off the hallway is the ground floor WC, fitted with a low-level WC, concealed cistern wash hand basin, tiled flooring, and an opaque front-facing window.

Double doors open into the generously sized lounge, a superb reception room featuring hard-wearing laminate flooring, a feature fireplace creating an attractive focal point, and excellent natural light provided by an internal window and French doors. The lounge flows seamlessly into the conservatory — another fantastic reception space of brick-built construction with laminate flooring, rear-facing windows, and patio doors opening onto the garden.

To the first floor, the landing provides an excellent multifunctional space currently utilised as a home office area. Benefiting from laminate flooring, useful storage cupboards, loft access, and windows to both the front and rear elevations, the landing feels exceptionally bright and spacious.

The master bedroom is positioned to the front of the property and offers a generous double room with fitted wardrobes, ample space for freestanding furniture, hard-wearing flooring, and access to a beautifully renovated modern en-suite shower room.

The en-suite features a walk-in rain shower with privacy glass, stylish wall tiling, concealed cistern WC, vanity wash hand basin with storage, and an opaque side window.

Bedroom two is another spacious double room located to the front elevation, benefiting from fitted wardrobes, durable flooring, and plenty of space for additional furniture. Bedroom three, situated to the rear, is also a generous double room with fitted wardrobes and rear garden views, while bedroom four is a well-proportioned bedroom overlooking the rear aspect.

The family bathroom completes the accommodation, benefiting from white four piece suite, comprising of panelled bath, shower cubicle, closed closet wash hand basin and low level wc. Attractive tiling to the floors & part-tiling to the walls and opaque window to the rear elevation.

Externally, the rear garden is a good-sized, private, and non-overlooked space designed for low-maintenance enjoyment. Mainly laid to lawn with established shrub borders, the garden also features a patio seating area perfect for outdoor dining and summer entertaining, all enclosed by fenced and walled boundaries for added privacy.

Further benefits include fully operational hard drive and Ring CCTV systems, with the added flexibility of the property being available furnished or unfurnished subject to negotiation.

Overall, this superb family home presents an excellent opportunity to secure spacious and well-maintained accommodation in a highly convenient and sought-after residential location close to everyday amenities, schools, and transport links.

## 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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## 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.

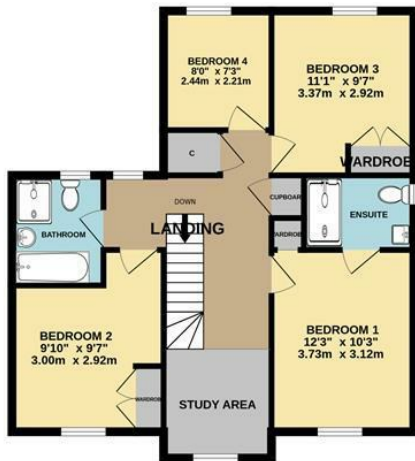
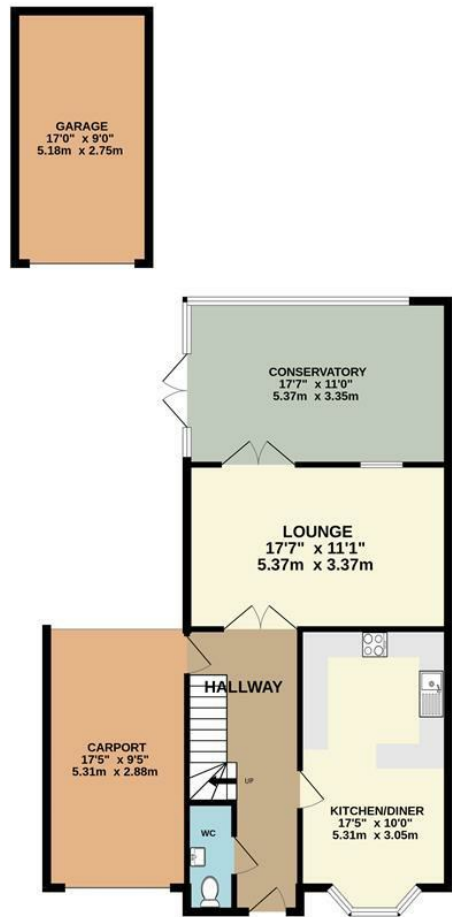
## Disclaimer

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.



GROUND FLOOR

1ST FLOOR

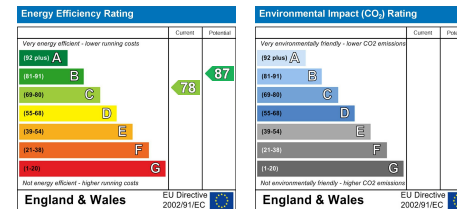


TOTAL FLOOR AREA: 1657sq.ft (153.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Directions

For Sat nav purposes use the postcode DE11 9JS



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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

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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