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**18 Silkstone Close  
Swadlincote, DE11 9PE  
£185,000**

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## 18 Silkstone Close, Swadlincote, DE11 9PE

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to present 18 Silkstone Close. A well-presented two double bedroom semi-detached home with tandem driveway offering ample off-road parking and a beautifully landscaped rear garden, ideally suited to first-time buyers or investors. Situated in a popular residential location, the property offers a fitted kitchen, spacious lounge diner with garden access, guest cloakroom, two double bedrooms and a family bathroom. Call today to arrange your viewing!

- Well-presented two double bedroom semi-detached home in quiet Cul-de-sac location
- Spacious Lounge Diner
- Two Double Bedrooms
- Tandem driveway providing off-road parking & Landscaped rear garden.
- Ideal First time buyer opportunity or investment opportunity in popular location
- Modern Fitted Kitchen
- Convenient Guest Cloaks
- Stylish Family Bathroom
- Fantastic Road links & Close to local everyday amenities
- EPC: D / TAX BAND: B



## Location

Set within a quiet cul-de-sac in the popular village of Castle Gresley, 18 Silkstone Close enjoys a convenient yet peaceful setting. The area is well placed for everyday amenities with local shops, schools, parks and countryside walks close by, while the wider facilities of Swadlincote are just a short drive away. Excellent road links are easily accessible, including the A444 and A38, providing straightforward commuting to Burton upon Trent, Derby, Ashby-de-la-Zouch and beyond. Surrounded by the National Forest, the location also offers plenty of green spaces and leisure opportunities, making it ideal for those seeking a balance of village living and connectivity.

## Overview

18 Silkstone Close presents a fantastic opportunity for first-time buyers or investors alike, offering well-proportioned accommodation throughout and a beautifully landscaped rear garden.

To the front of the property is a good-sized fore garden, mainly laid to lawn, alongside a tandem driveway providing off-road parking. The driveway leads to a secure rear gate, while steps rise to the main front entrance.

Upon entering, you are welcomed into the entrance hallway, which provides access to the ground floor guest cloakroom, fitted kitchen, and spacious lounge diner. The hallway further benefits from a useful built-in understairs storage cupboard, central heating radiator, and stylish marble-effect tiled flooring.

The guest cloakroom is well appointed with a low-level WC, vanity-style hand basin with black taps, extractor fan, consumer unit for electrics, marble-effect tiled flooring, and a central heating radiator.

The fitted kitchen is located to the front of the property and comprises a range of modern wall & floor mounted units with square-edged laminate work surfaces. Appliances include a four-ring gas hob with extractor over, single electric oven, and a stainless steel sink with drainer and chrome mixer tap. There is space & plumbing for a washing machine and fridge/freezer, along with a Baxi gas-fired central heating boiler, metro-tiled splashbacks, and a uPVC double-glazed window to the front elevation.

To the rear of the property is the spacious lounge diner, featuring a staircase rising to the first floor, gas fire with marble hearth and wooden surround, media points, two central heating radiators, and wood-effect laminate flooring. A uPVC double-glazed window and frosted uPVC double-glazed French doors open out to the rear garden,

allowing plenty of natural light to fill the room.

The first floor offers two generously sized double bedrooms and a family bathroom. The landing is carpeted and provides access to the loft.

Bedroom One is a spacious double room overlooking the rear garden, benefiting from a built-in over stairs storage cupboard, carpeted flooring, central heating radiator, and uPVC double-glazed window.

Bedroom Two is another excellent-sized double bedroom with carpeted flooring, central heating radiator, and two uPVC double-glazed windows to the front elevation.

The family bathroom completes the accommodation and includes a low-level WC, vanity wash basin with chrome taps, bath with chrome fittings and electric shower over with glass shower screen, fully tiled walls, extractor fan, central heating radiator, and frosted uPVC double-glazed window to the side elevation.

Externally, the rear garden is beautifully landscaped and tiered. The first tier offers a paved patio area ideal for entertaining, alongside a generous lawn. Timber steps lead to the second tier, which provides an additional lawned seating area, complemented by a raised planter bed with mature plants. To the side is a further paved area housing a garden shed and additional storage.

Overall, this home offers well-presented accommodation, excellent outdoor space, and strong appeal as either a first step onto the property ladder or a solid investment opportunity.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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### 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

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## 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.

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## 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.

## Making An Offer

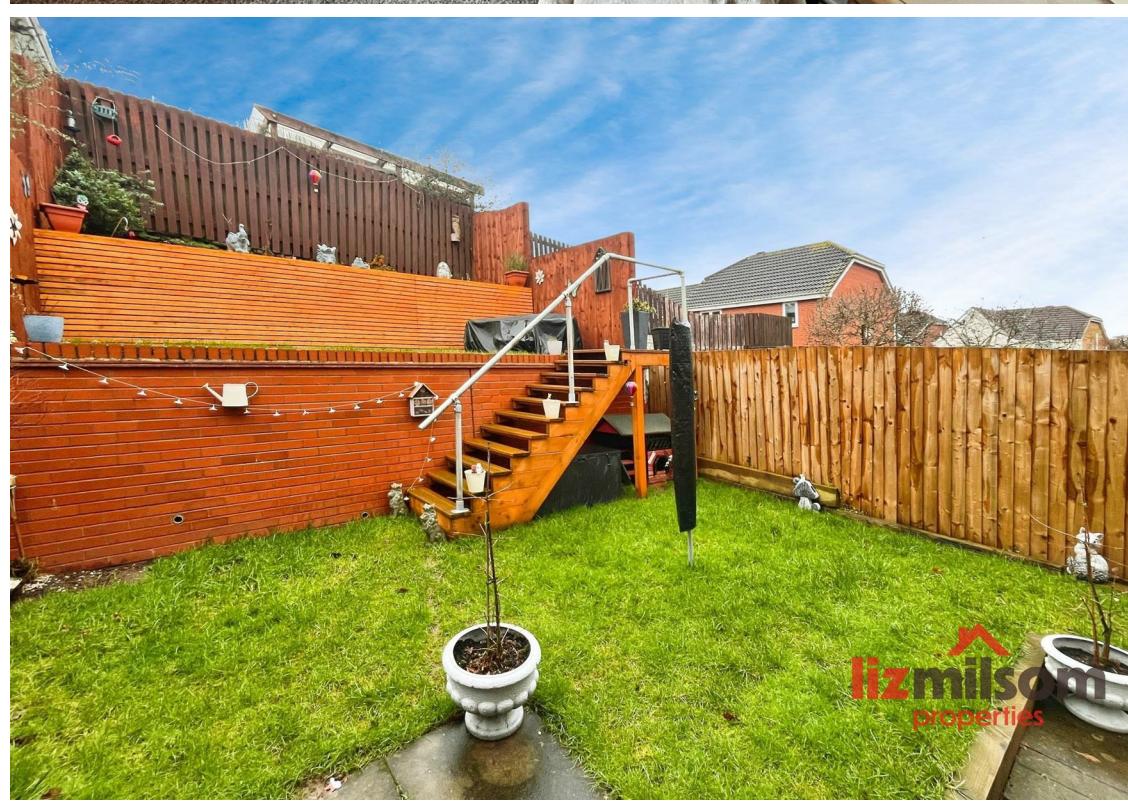
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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.

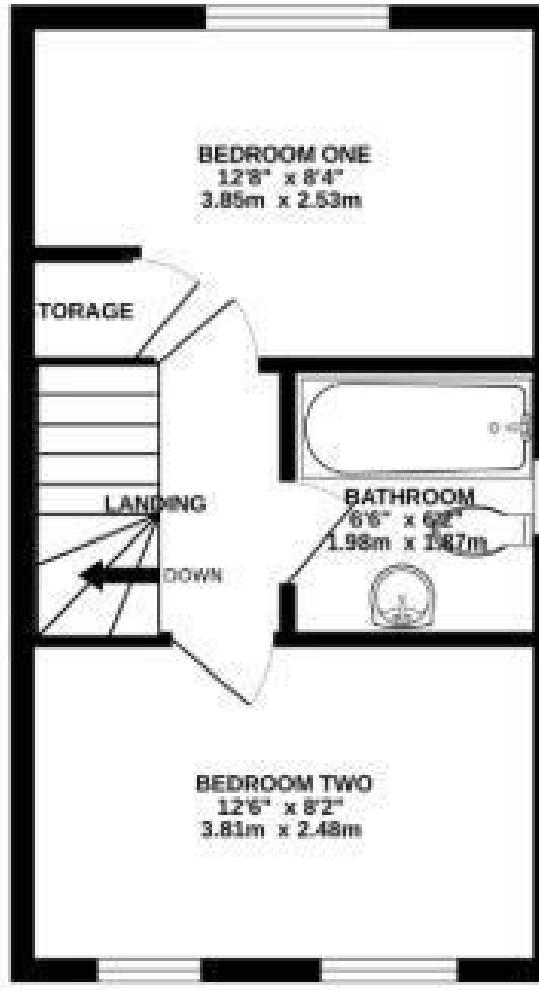
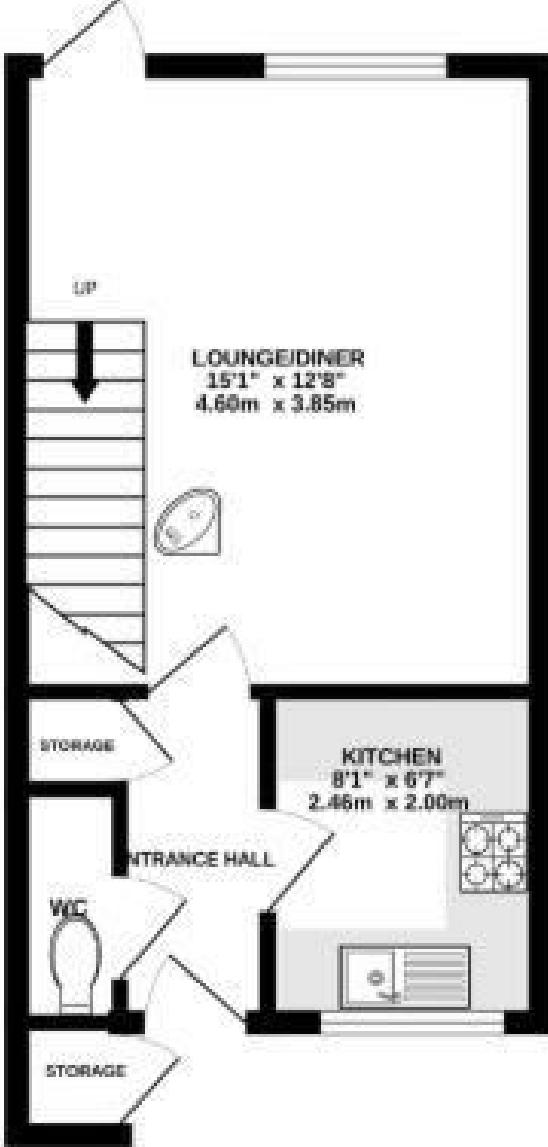
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## Disclaimer

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 9PE

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Swadlincote, Derbyshire DE11 7NJ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		68
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## COUNCIL TAX

Band: B

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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

