



lizmilsom
properties

4 Bourne Way
Swadlincote, DE11 8LT
Offers over £255,000

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** LIZ MILSOM PROPERTIES ** are delighted to present this well-presented three-bedroom detached home, offered with no upward chain, enjoys a generous plot with ample driveway parking, garage and an attractive lawned frontage. Inside, the property features a bright and spacious lounge, ground floor WC and a superb open-plan dining kitchen with patio doors opening onto the rear garden. Upstairs boasts three well-proportioned bedrooms, including a spacious master with fitted wardrobes and en suite, plus a modern family bathroom. The private rear garden offers a decking area, large lawn and mature borders, creating an ideal space for families and entertaining. A fantastic opportunity to purchase a move-in-ready home in a popular residential location.

- Spacious three-bedroom detached family home offered with no upward chain
- Excellent dining kitchen with patio doors to the rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Private rear garden with decking, large lawn and established shrub borders
- EPC : C / TAX BAND: C

- Bright and generously sized lounge with understairs storage
- Ground floor Wc
- Two further well-sized bedrooms plus family bathroom
- Large driveway providing ample off-road parking leading to garage with light & power
- Call today to arrange your viewing !



Location

Tucked away on a popular estate in Swadlincote, Bourne Way enjoys a peaceful setting within easy reach of everyday essentials, with supermarkets, cafés and leisure facilities all close by, while well-regarded local primary & secondary schools are just a short walk away. The area offers convenient road links for commuting toward Burton, Derby and the wider Midlands, yet retains a friendly, community-minded feel with nearby green spaces such as Swadlincote Woodlands & Park offering great walking routes & plenty of opportunity to enjoy the outdoors. This appealing location blends calm, well-kept surroundings with excellent accessibility, making it an ideal base for families.

Overview

Offered with no upward chain, this spacious three-bedroom detached home enjoys a generous plot and excellent kerb appeal, making it an ideal purchase for families or buyers seeking a ready-to-move-into property with room to personalise. To the front, a large driveway provides ample off-road parking and leads to the garage, complete with light, power and housing the boiler—offering superb potential as a workshop or valuable additional storage. A generous lawned frontage with a birch tree and mature hedge enhances the home's welcoming appearance.

Upon entry, the hallway features carpeted flooring with doors leading to the ground floor WC, spacious lounge and staircase. The ground floor WC is fitted with a low-level WC, pedestal wash hand basin with splashbacks, radiator and an opaque window to the front. The spacious lounge is a bright, well-proportioned room benefiting from a large front window, carpeted flooring, a useful understairs storage cupboard, TV point and radiator, with a door leading through to the dining kitchen. The dining kitchen is an excellent family space offering a range of wall and base units with rolled-edge worktops, integrated oven, gas hob and extractor, plus space and plumbing for further appliances. A sink with drainer sits beneath a window overlooking the delightful rear garden, while patio doors flood the room with natural light and open onto the garden.

To the first floor, there are three generously sized

bedrooms and a family bathroom, along with an airing cupboard providing handy storage. The master bedroom, positioned at the front, is a superb double with a large picture window, fitted wardrobes and its own en suite. The en suite includes a shower cubicle, low-level WC, vanity unit with inset sink and storage, tiled splashbacks and an opaque window to the front. Bedroom Two is another well-sized double with windows to both the front and rear elevations, carpeted flooring, radiator and loft access. Bedroom Three, located at the rear, is a spacious single bedroom enjoying rear garden views. The family bathroom comprises a white three-piece suite with low-level WC, panelled bath, pedestal wash hand basin and opaque glazed window to the rear.

The rear garden is a fantastic size and enjoys excellent privacy, with fenced boundaries, a decking area perfect for outdoor dining, a large lawn and attractive shrub borders. An internal door also provides access back into the garage.

A well-presented, chain-free home offering generous living space inside and out—early viewing is highly recommended.

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.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

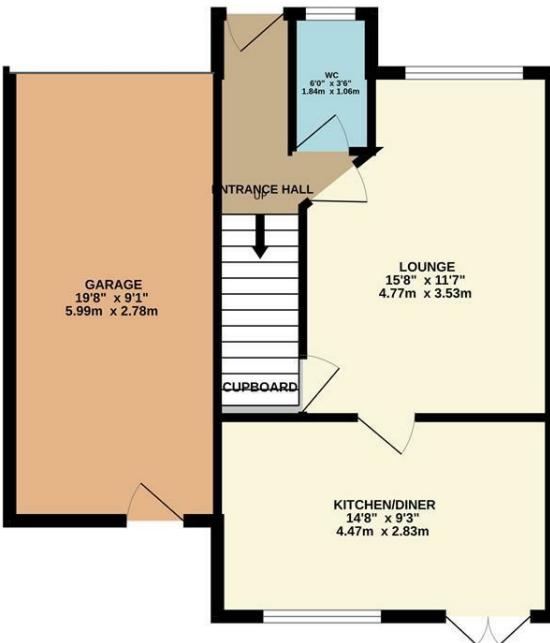
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



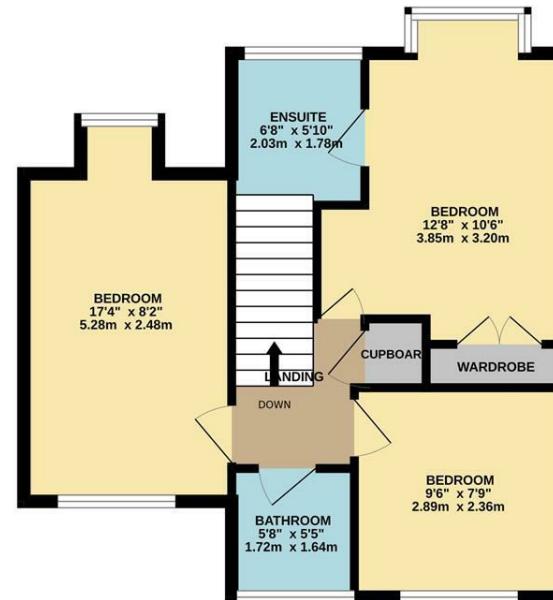
Directions

For sat nav purposes use the postcode DE11 8LT

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 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(70-80)	C	69	
(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	

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COUNCIL TAX

Band: C

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



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