



**4 Sunstone Drive**  
**Swadlincote, DE11 0YD**  
**£399,950**



## 4 Sunstone Drive, Swadlincote, DE11 0YD

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to present this beautifully appointed Avant-designed DETACHED FAMILY HOME. Located on the sought-after Cadley Village development, the property offers a welcoming entrance hallway, bay-fronted lounge and a stylish open-plan living/dining kitchen featuring bi-fold doors leading out to the rear garden. Additional ground-floor accommodation includes a useful utility room and guest cloakroom. The first floor provides four generous DOUBLE BEDROOMS, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. Externally, the home benefits from a double-width DRIVEWAY, single GARAGE, EV charging point, and a fully enclosed SOUTH FACING rear garden. Internal inspection is highly recommended. EPC Rating "B" /Council Tax Band "E".

- AVANT Designed DETACHED Home
- Welcoming entrance hall
- Modern kitchen/diner with bi-fold doors
- Four double bedrooms
- Driveway, Garage & EV charger
- Sought-after Cadley Village location
- Bay-fronted lounge
- Utility room & guest cloakroom
- Main bedroom with en-suite
- Enclosed South Facing Rear Garden



**Location**

Situated on the new Cadley Village Development by Avant Homes, this property is great for quick access to the town centre and a wide range of amenities including a retail park, parks, Golf Range, Cinema and restaurants. Benefiting from a good range of commuter road links and lovely woodland walks this is the ideal location for your family !

**Cadley Village**

Discover Cadley Village – A Beautiful Collection of 2, 3 & 4 Bedroom Homes in Swadlincote

Located in the heart of Derbyshire in the East Midlands, Cadley Village offers convenient access to Derby and Nottingham, just 16 and 28 miles away.

Our thoughtfully designed homes feature elegant French doors, contemporary kitchens with integrated appliances, stylish tiling, generously sized rooms, and private off-street parking.

Whether you're a first-time buyer, growing your family, downsizing, or simply seeking a fresh start, Cadley Village offers modern, flexible living spaces to suit your lifestyle.

**Entrance Hallway**

Entrance door opens into a welcoming hall featuring stairs to the first floor, a useful storage cupboard, radiator, open access to the kitchen, and a door leading through to the lounge.

**Lounge**

17'8" x 11'6" (5.40 x 3.53)  
UPVC double-glazed bay window to the front, radiator, carpeted flooring — an excellent space for relaxing.

**Open Plan Kitchen/Dining/Family Area**

18'9" x 15'7" (5.73 x 4.76)  
Fitted with a range of wall-mounted, base and drawer units, complemented by ample work surfaces and a sink and drainer. Integrated appliances include a fitted oven and hob with extractor, fridge freezer and dishwasher. This spacious and airy room offers ample space for dining, entertaining, or simply enjoying family time. The double-glazed bi-fold doors flood the area with natural light and seamlessly bring the outside in, opening directly onto the rear garden. Additional features include a radiator and a door leading to the utility room.

**Separate Utility**

8'0 x 4'4 (2.44m x 1.32m)  
Overlooking the rear elevation, this useful space offers plumbing and room for a washing machine, additional space for a tumble dryer, a UPVC double-glazed window providing natural light, and a radiator.

**Ground Floor Cloaks/WC**

7'6 x 5'2 (2.29m x 1.57m)  
The guest cloakroom is fitted with a low-flush WC and a wash hand basin, complemented by a radiator for warmth. A UPVC double-glazed window allows natural light to fill the space, creating a bright and welcoming area for visitors.

**Stairs to First Floor & Landing**

**Principal Bedroom**

15'2 x 12'7 (4.62m x 3.84m)  
The principal bedroom is a generously proportioned double room overlooking the front elevation, featuring not one, but two UPVC double-glazed windows that fill the space with natural light. It benefits from fitted double wardrobes, carpeted flooring, a central ceiling light, and a radiator. There is also direct access to the en-suite shower room, making this a comfortable and well-appointed master suite.

**Ensuite Shower Room**

7'3 x 3'10 (2.21m x 1.17m)  
The en-suite shower room is fitted with a modern shower, wash hand basin, and low-flush WC. It also features a radiator for comfort and a UPVC double-glazed window that brings in natural light, creating a bright and functional space.

**Bedroom Two**

12'5 x 9'11 (3.78m x 3.02m)  
Overlooking the front elevation, this second double bedroom is a spacious and well-proportioned room, featuring carpeted flooring, a central ceiling light, and a radiator.

**Bedroom Three**

12'8 x 8'9 (3.86m x 2.67m)  
Bedroom three is a double room overlooking the rear elevation, featuring carpeted flooring, a central ceiling light, and a radiator.

**Bedroom Four**

9'10 x 9'0 (3.00m x 2.74m)  
The fourth bedroom is another double room overlooking the rear elevation, with carpeted flooring, a central ceiling light, and a radiator.

**Family Bathroom**

6'10 x 5'6 (2.08m x 1.68m)  
The family bathroom completes the accommodation and features a modern three-piece suite, comprising a panel-enclosed bath, low-flush WC, and wash hand basin. It also includes a radiator and a UPVC double-glazed window, creating a bright and functional space.

**Outside - Overview**

The property benefits from a DOUBLE WIDTH DRIVEWAY providing ample off-road parking. A neat lawn enhances the frontage, alongside an EV charging point and an up-and-over door leading into the SINGLE GARAGE. A side gate offers secure access to the enclosed rear garden, which features a well proportioned artificial lawn area with fence panelled boundaries and dedicated seating area, perfect for outdoor relaxation or entertaining - IT SHOULD BE NOTED THAT THIS GARDEN IS "South Facing".

**Viewing Strictly Through Liz Milsom Properties**

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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.

**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.

**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.

**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.







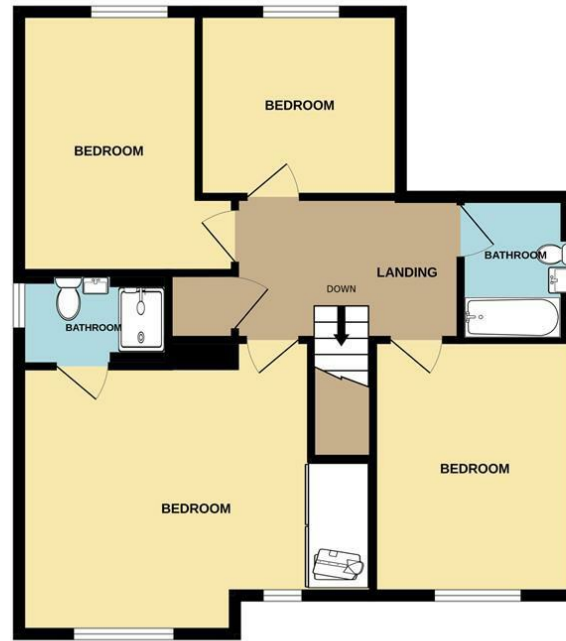


## Directions

For SatNav purposes follow DE11 oYD

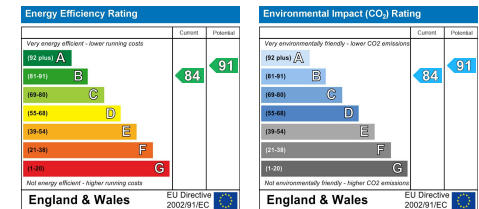
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1375sq.ft. (127.7 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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## COUNCIL TAX

Band: E

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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