

**Crofters Hey, 564 Burton Road, Midway, Derbyshire, DE11 0DP**  
**Reduced to £295,000**



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

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# 564 Burton Road, Midway, Derbyshire DE11 0DP

**\*\* LIZ MILSOM PROPERTIES LTD \*\*** are delighted to present to the market this **SPLENDID** immaculately presented 3-DOUBLE bedroom home. Built in 2004 by Walton Homes, the property sits within a small select development with adjacent countryside views, being ideal for the commuter with excellent road links to Burton on Trent, Ashby-de-la Zouch, Birmingham & Nottingham. The stylish accommodation which benefits from double glazing and gas central heating throughout comprises, stunning Entrance Hallway, downstairs WC, spacious Lounge with French doors leading to the garden and modern superb Kitchen/Diner - to the First Floor there is large landing area - ideal for a Home Office, spacious Master Bedroom with feature wood panelled wall & benefits from having an En-suite, two further double Bedrooms and a Family Bathroom completes the accommodation. Externally there is a delightful landscaped private rear garden perfect for entertaining family and friends. The property benefits an above sized single GARAGE with electric door and off road parking. EPC rating C. Councill Tax D This property must be viewed to appreciate its size., LOCATION & condition .....CALL the Award winning Agents, LIZ MILSOM PROPERTIES TODAY -, Late till 8pm Thursdays.

## Location

Perfectly positioned on Burton Road, for ease of access into Burton on Trent (5 miles) Swadlincote (1 mile) and Ashby de la Zouch ( 5 miles) all enjoying an excellent range of local facilities including shops, schools and regular bus services. The M42 at Ashby provides access to the midlands motorway network with Tamworth & Birmingham with an hours drive and the scenic National Forest is on the doorstep. There are plenty of walks through nearby woods with breath-taking countryside views.

## Overview - Ground Floor

Nestled within a sought-after courtyard setting, crafted by a well-regarded local builder in 2004. This property offers a blend of modern living and comfort. This home has been thoughtfully designed with contemporary finishes and stylish details throughout. A characterful split level three bedroom town house with enclosed recently landscaped rear garden ,perfect for entertaining family and friends, garage and parking.

The property is entered via the front entrance door which leads directly in to the more than impressive Entrance Hallway. This beautiful space is light and airy, with tiled flooring, step down to a service door which provides access through to the GARAGE, bespoke oak staircase leads off to the first floor and landing and doors to all ground floor accommodation lead off. The downstairs cloaks/WC consists of a white two piece suite consisting of sink unit built within quality wooden units, closed closet low level WC and radiator. The spacious Lounge is a dual aspect room with window to the front elevation and French doors which frame the delightful rear garden. A focal point of the room is the feature fireplace with concealed lighting and stove, fitted for cosmetic purposes only. There is carpet to the flooring, TV aerial point and two radiators. The splendid fitted modern Kitchen Diner again overlooks the delightful rear garden with window and patio doors leading out on the enclosed private rear garden. There are ample "champagne" high gloss wall and floor mounted units with a range of integrated appliances which include; dryer, fridge freezer, electric oven, gas hob and extractor all Bosch, the 'Indesit' dishwasher is also integrated. There is a one and half bowl contrasting sink unit and drainer set within granite work surface areas. There are two centre light points, one within the Kitchen area and the other sits over the Diner and a radiator - a beautiful room which completes the stunning ground floor accommodation.

- A characterful split level three bedroom home
- Splendid modern Kitchen/Diner, Cosy Lounge
- Fantastic sized Master bedroom with Ensuite
- Family Bathroom, Downstairs Cloaks/WC
- Delightful enclosed landscaped rear garden
- Perfect for first time buyers & families
- Small select courtyard development
- Two further double Bedrooms
- GARAGE & Off Road Parking
- Viewing is absolutely essential

## Overview - First Floor

Stairs lead up to the first floor and landing and mezzanine which is, strictly speaking, an intermediate floor in a building which is partly open to the double-height ceilinged floor below, or which does not extend over the whole floorspace of the building. ... Mezzanines may serve a wide variety of functions- perfect for those buyers who work from home. The landing area is a great size with a large opaque picture window to the front elevation providing plenty of natural light, with oak wooden flooring - an ideal space for a Home Office or a relaxing area. All first floor accommodation leads off the landing and is tastefully decorated. The spacious master bedroom benefits from having dual aspect windows, having plenty of space for free standing furniture, TV aerial point, carpet to the flooring and door leading through to the well equipped En-suite. The En-suite Shower room comprises of a three piece white suite with shower cubicle housing the mains shower, closed closet WC and sink unit. There is carpet to the floor and radiator. Bedroom Two is located overlooking the rear elevation being a further good sized double Bedroom with carpet to the flooring, centre light point and radiator. The third Bedroom is a good sized double Bedroom overlooking the front elevation, with carpet to the flooring, centre light point, and fitted wardrobes. Last but not least is the family bathroom which is located overlooking the rear elevation with an opaque window - there is a three piece white suite consisting of low level WC, pedestal wash hand basin with fitted unit beneath and bath, with vinyl flooring, part tiling to the walls, radiator and spot light feature lighting.

## The immaculately presented accommodation:-

### Impressive Entrance Hallway

11'1 x 10'5 (3.38m x 3.18m)

### Downstairs Cloaks/WC

6'4 x 4'0 (1.93m x 1.22m)

### Spacious Lounge

18'7 x 10'9 (5.66m x 3.28m)

### Newly Fitted Modern Kitchen/Diner

15'6 x 10'0 (4.72m x 3.05m)

### Stairs to the First Floor & Landing

### Bedroom One

18'7 x 10'9 (5.66m x 3.28m)

### Ensuite

6'7 x 5'1 (2.01m x 1.55m)

### Bedroom Two

10'0 x 9'7 (3.05m x 2.92m)

### Bedroom Three

14'5 x 7'9 (4.39m x 2.36m)

### Family Bathroom

10'0 x 5'9 (3.05m x 1.75m)



Outside

This property is sits back within a select small development of similar style properties. Having a low maintenance gravelled front garden and feature light with block paved area leading up to the above average sized single GARAGE see below.

The rear garden has been beautifully landscaped for ease of maintenance is beautiful with an extensive patio area running the whole width of the property with steps and further seating area with artificial lawn areas. In the evening the garden transforms with subtle lighting perfect for the warm Summer nights for entertaining family and friends. With three external lights and an outside tap. The rear garden has a degree of privacy with fenced slatted panelled fenced and part walled boundaries.

AGENTS NOTE: This beautiful property sits within a select development of similar designed properties and is therefore a MUST VIEW. Internally the property is exceptional and must be viewed to appreciate the size and presentation of the property on offer.

Integral single garage

The above average sized single GARAGE has the benefit of a Hormann electric garage door, light and power with plumbing also for the washing machine. The Garage can be accessed from the house via a service door directly from the Entrance Hallway, the front - garage door, or the rear service door leading directly out on to the rear garden and patio area.

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.

Important Notes

Please note that there are service charges to the property which amount to £187.00 which is paid in twice a year. (£374.00 per annum) These current payments are supplied

Directions

The property is best approached by travelling along the A511 towards Burton on Trent passing through the traffic lights which the small Sainsburys local sits onto Burton Road, Midway (A511) Proceed for a short distance where this stunning small development sits on the right hand side Proceed into the shared driveway which then leads into the small development, where the subject property is nestled in the right hand corner of the development. For SAT NAV purposes

from the sellers, which we are awaiting verification. This is for the Management Company to carry out necessary maintenance works, which covers the upkeep of the road surface, drainage/drains and the lighting from the bollards. Price reviews are April for tax year.

Viewing Strictly by telephone appointment

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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.

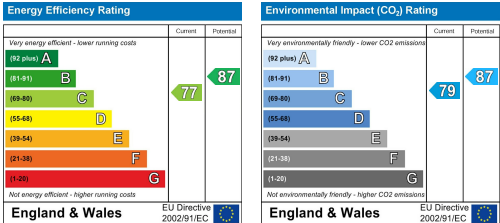
Measurements

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.

LMPL/DLG/LMM /17.02.2025/1 DRAFT  
LMPL/DLG/LMM /22.02.2025/2 APPR



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: 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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