



**22 Shelley Road**  
**Swadlincote, DE11 0DY**  
**£329,950**

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## 22 Shelley Road, Swadlincote, DE11 0DY

\*\* LIZ MILSOM PROPERTIES \*\* are excited to bring to the market this extended and impressive FOUR-BEDROOM DETACHED Family Home, occupying a select cul-de-sac position and conveniently located for the town centre. Offering generous and versatile living space throughout, the property benefits from gas central heating and PVCu double glazing and simply must be viewed to appreciate the size on offer. The accommodation comprises a welcoming Reception Hall, Cloaks/WC, spacious Lounge, separate Dining Room and a stunning Howdens Breakfast Kitchen complete with integrated appliances and Sun Room. To the first floor are four well-proportioned Bedrooms, with the Master enjoying an En-Suite Shower Room, alongside a modern Family Bathroom. Standing on a generous plot with OFF ROAD PARKING and Garage. EPC Rating "TBC". Council Tax Band "C". Early viewing is highly recommended.

- Extended 4-bed DETACHED FAMILY HOME
- Lounge & separate Dining Room
- Ground Floor Cloaks/WC
- Family Bathroom & Cloaks/WC
- OFF ROAD PARKING & Garage
- Select Cul-de-Sac
- Stunning Howdens Kitchen
- Master with En-Suite
- Generous plot
- Viewing Essential



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## Overview - Ground Floor

The property is entered via a welcoming Reception Hallway with staircase rising to the first floor and a useful storage cupboard, setting the tone for the space and quality beyond. A door leads through to the impressive Lounge, beautifully appointed with stylish click LVT flooring and a feature inset log burner with hearth creating a cosy focal point. A window to the front elevation allows for plenty of natural light, while double doors open into the separate Dining Room, ideal for both formal entertaining and family gatherings.

The Dining Room continues the LVT flooring and enjoys a centre light point and radiator, with access through to both the Kitchen and the delightful Sun Room. Overlooking the rear garden and patio, the Sun Room offers a versatile additional reception space with tiled flooring, inset spotlights, radiator and TV point – perfect for year-round enjoyment.

The stunning Howdens Breakfast Kitchen is undoubtedly the heart of the home, thoughtfully designed with an extensive range of sage green wall and floor mounted units complemented by quality quartz work surfaces. Twin Belfast sinks with mixer taps provide a charming yet practical feature, while there is ample space and plumbing for appliances. Finished with elegant limestone flooring and a door leading directly out to the rear garden, the Kitchen seamlessly blends style with functionality.

Completing the ground floor accommodation is a modern Cloaks/WC, conveniently positioned off the Kitchen and fitted with a contemporary two-piece white suite.

## Overview - First Floor

Rising to the first floor, the Landing provides access to all Bedrooms and the Family Bathroom, creating a well-balanced and thoughtfully arranged layout.

The property offers flexibility with two excellent options for the principal Bedroom. The room currently utilised as the Master forms part of the extension and is a generous double, enjoying a window to the front elevation, carpeted flooring, radiator and TV point. A door leads through to the stylish En-Suite, fitted with a contemporary three-piece suite comprising an enclosed mains shower, low level WC and wash hand basin, complemented by laminate flooring and an opaque window to the rear.

A further spacious double Bedroom overlooks the rear elevation and offers carpeted flooring, centre light point, radiator and TV point – an equally impressive alternative as a principal suite. Bedroom Three is a well-proportioned double positioned to the front elevation, while Bedroom Four is a particularly good-sized single room, also enjoying a front aspect.

Completing the internal accommodation is the well-appointed four-piece Family Bathroom, fitted with a rolled-edge bath, enclosed shower cubicle, low level WC and vanity wash hand basin, with tiling to both walls and floor and an opaque window to the rear elevation.

## Reception Hallway

### Spacious Lounge

15'11" x 13'5" (4.86m x 4.11m)

### Separate Dining Room

9'11" x 9'1" (3.04m x 2.77m)

### Sun Room

11'6" x 10'2" (3.53m x 3.11m)

### Stunning Fitted Kitchen

19'2" x 12'7" (5.86m x 3.86m)

### Ground Floor WC

6'2" x 2'11" (1.88m x 0.89m)

### Stairs to First Floor & Landing

### Bedroom One

17'11" x 7'5" (5.48m x 2.28m)

### Ensuite Shower Room

7'7" x 6'3" (2.33m x 1.93m)

### Bedroom Two

12'9" x 11'1" (3.91m x 3.38m)

### Bedroom Three

13'1" x 9'7" (3.99m x 2.93m)

### Bedroom Four

10'3" x 9'4" (3.13m x 2.85m)

### Four Piece Family Bathroom

8'0" m 6'8" (2.45 m 2.05m)

### Overview - Outside

This attractive property is set behind a walled foregarden, featuring a generous block-paved driveway providing parking for multiple vehicles and access to both the front door and the single Garage. The Garage benefits from an electric door and side gated access through to the rear garden, while the foregarden itself is complemented by a lawned area and well-established shrubs.

To the rear, the garden is enclosed with panelled fencing and offers a spacious patio area leading onto a large lawn, creating an ideal space for family life and outdoor entertaining. A covered area provides a perfect spot for summer gatherings, and a useful shed is included in the sale, adding both convenience and versatility to this delightful garden space.

### Viewing Strictly Through Liz Milsom Properties

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9.00 am – 2.00 pm Saturday

Closed - Sunday

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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.

### 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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### Measurements

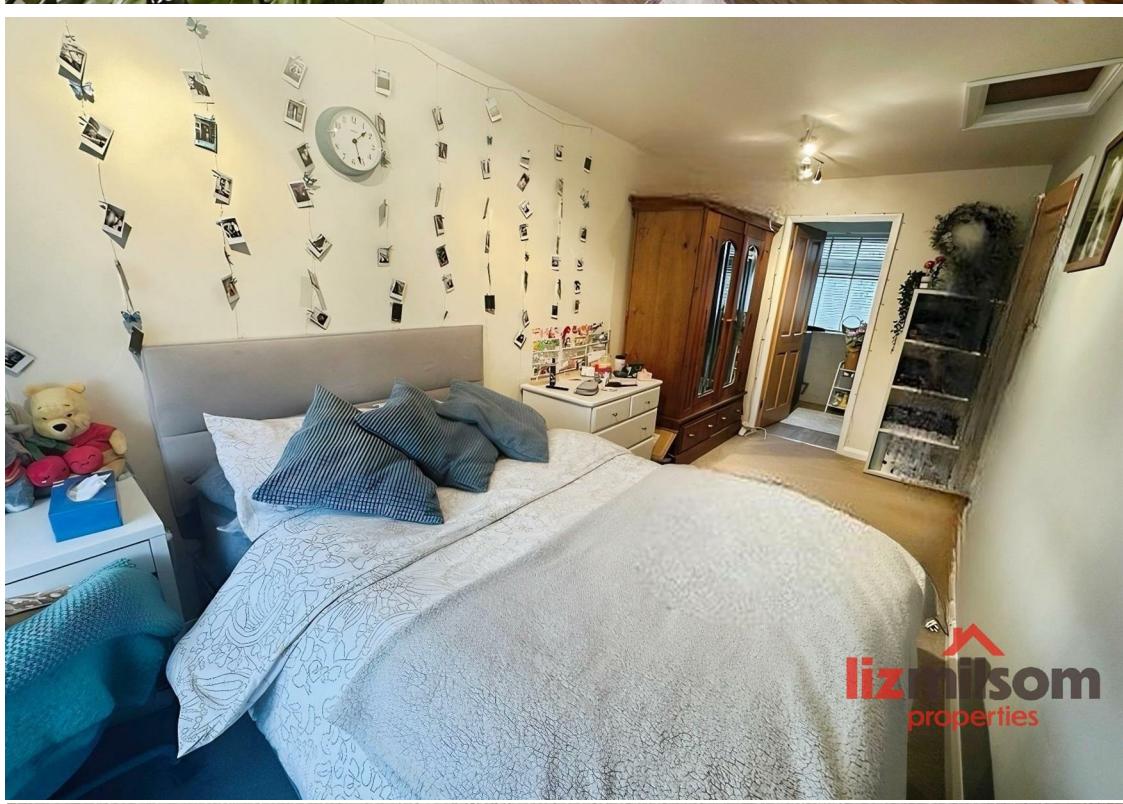
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

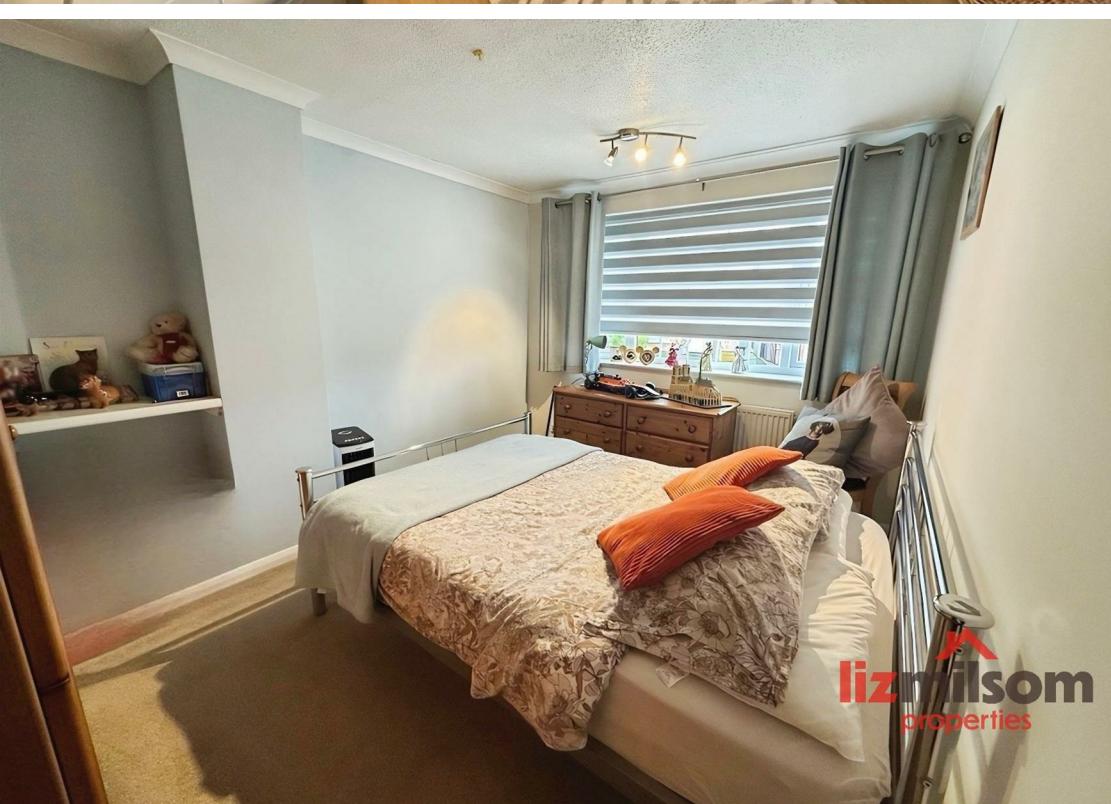
### Services

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.





GROUND FLOOR  
848 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



## Directions

For SatNav Purposes DE11 0DY

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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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		
(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		
(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	

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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.

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## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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