



**46 Patina Way**  
**Swadlincote, DE11 0WP**  
**Reduced to £204,950**



## 46 Patina Way, Swadlincote, DE11 0WP

**\*\* LIZ MILSOM PROPERTIES \*\* - PRICE REDUCTION** - are delighted to bring to the market this well-presented 3-bedroom home offers spacious living in a quiet residential area close to Swadlincote town centre. Featuring two allocated off-road parking spaces, a side alley for bin access and North-facing rear garden with patio area. Inside, the property boasts a generous sized lounge, modern kitchen diner, guest cloakroom to the ground floor. Upstairs offers three well-sized bedrooms and a stylish family bathroom.

Perfect for first-time buyers, this move-in-ready home combines comfort, convenience, and privacy in a fantastic location.

- Tastefully decorated 3 bedroom terraced home
- Spacious bright & airy lounge
- Family bathroom
- Private low maintenance rear garden
- Fantastic location close to Swadlincote town centre and local amenities
- Fabulous kitchen diner runs the width of the property
- Useful ground floor guest cloakroom
- Three well-proportioned bedrooms
- Two allocated parking spaces provide ample parking
- EPC rating "B" and Council Tax Band "B", reflecting energy efficiency and manageable running costs



**Location**

The property is pleasantly situated on the impressive 'Forest Grange' development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

**Overview**

Set in a popular residential area just a short distance from Swadlincote town centre, 46 Patina Way offers well-presented and spacious accommodation, ideal for first-time buyers or those looking to step onto the property ladder.

To the front, the property is set behind two block-paved allocated parking spaces, offering convenient off-road parking. A paved pathway leads to the entrance. A side alleyway provides practical access for bins and rear garden entry.

Upon entering, you're welcomed by a bright and airy entrance hallway with carpeted stairs rising to the first floor. A door leads through to the generously sized spacious lounge , featuring a large front-facing window, TV point, radiator, and cosy carpeted flooring – the perfect space for relaxing or entertaining.

To the rear, the stylish kitchen diner is a fantastic size, fitted with a sleek range of white high-gloss wall and base units, complemented by a modern half-bowl sink and drainer. Integrated appliances include an induction hob with an extractor over, electric oven, and fridge/freezer. There’s also space and plumbing for a washing machine. A window overlooks the rear garden, and double doors open directly onto the outdoor space – ideal for summer gatherings. The kitchen also provides access to a handy guest cloakroom with a modern white two-piece suite comprising a low-level WC and wash hand basin.

Upstairs, the carpeted landing provides access to the loft and all three bedrooms. Bedroom One is a spacious double

located at the front of the property, while Bedroom Two is another generously sized room overlooking the peaceful rear garden. Bedroom Three, also to the rear, is currently used as a dressing room but would make an ideal nursery, home office, or third bedroom. The family bathroom is well-appointed with a panelled bath, low-level WC, and pedestal wash hand basin, with tasteful tiling to splash-prone areas and an opaque window to the front elevation.

The delightful rear garden is designed for low maintenance, featuring an astroturf lawn and steps leading up to a raised patio seating area – a lovely spot to enjoy outdoor living during warmer months. The garden is north-facing but enjoys excellent privacy, being not overlooked and wonderfully quiet.

This lovely home is perfectly located close to Swadlincote town centre, local schools, and essential amenities, making it an ideal choice for first-time buyers or investors.

**Entrance hall**

**Spacious lounge**  
15'8" x 11'8" (4.78 x 3.56)

**Guest cloakroom / wc**  
5'6" x 2'7" (1.7 x 0.81)

**Fabulous fitted kitchen diner**  
14'7" x 9'6" (4.47 x 2.9)

**First floor stairs & landing**

**Bedroom one**  
13'10" x 8'0" (4.22 x 2.44)

**Bedroom two**  
9'8" x 6'7" (2.95 x 2.03)

**Bedroom three**  
7'6" x 6'2" (2.3 x 1.88)

**Family bathroom**  
8'7" x 6'2" (2.64 x 1.9)

**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.

**Viewing - Strictly through Liz Milsom Properties**  
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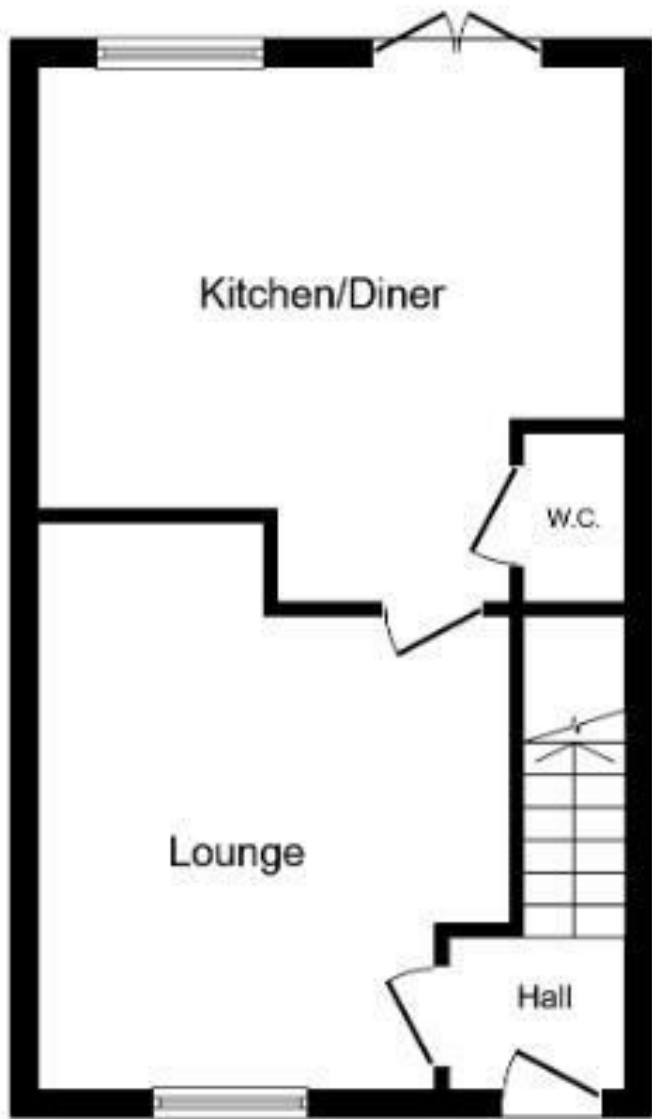
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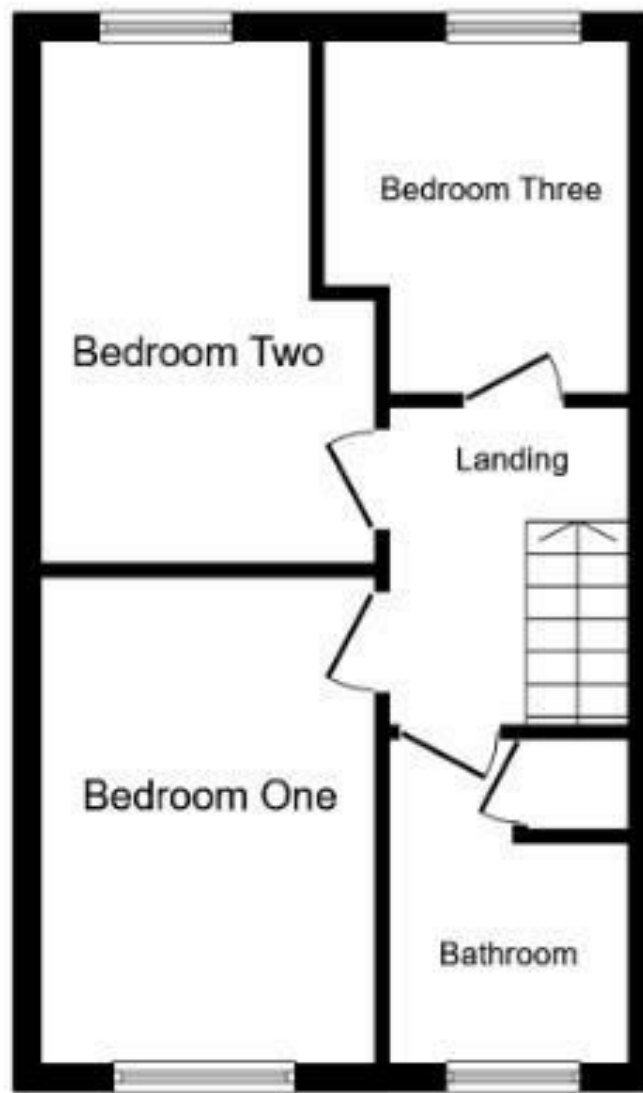








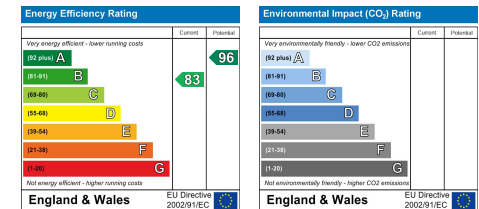
Ground Floor



First Floor

## Directions

For dat nav purposes use the postcode DE11 0WP



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## 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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