



3 The Beehives
Swadlincote, DE11 0LE
£279,950

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**** LIZ MILSOM PROPERTIES **** presents an impressive, modern THREE/FOUR BEDROOM DETACHED Family Home which is ready to move into. The well presented accommodation includes an spacious Lounge, a refitted Kitchen/Diner ideal for entertaining, along with a separate Utility Room, Guest Cloaks/WC and a further Reception Room/Bedroom Four. The first floor features a Family Bathroom and Three Bedrooms. Outside, the rear offers a private, low-maintenance landscaped garden with a block-paved patio steps up leading to the shaped lawn. The front provides ample OFF ROAD PARKING. EPC Rating "E"/Council Tax Band "B" - Viewing is highly recommended; contact Liz Milsom Properties, open until late on weekdays.....

- Splendid DETACHED Family Home
- Ready to move into, high specification
- Spacious Lounge
- Splendid Breakfast Kitchen
- Utility & Cloaks/WC
- Reception Room Two/Bed 4
- Two DOUBLE Bedroom
- Third Single Bedroom
- Family Bathroom
- OFF ROAD PARKING



Location

Prominently located on this well established and popular, modern residential development, on the outskirts of Swadlincote . Well designed by J S Bloor and comprising a number of small closes, cul-de-sacs and wider through roads mixed in with plenty of open space grassed areas, it is popular with families and commuters given it's central location and excellent access to the motorway network. The village of Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Convenience Store, hairdressers, Post office Doctors, chemist etc. Within easy walking distance are both infants, primary and secondary schooling all located on Sunnyside and Brethby Road, Newhall.

Overview - Ground Floor

The property benefits from gas central heating, UPVC double glazing throughout.

The main access to the property is to the front with a door leading through to the Reception Porch, a further door leading through to the spacious Lounge. This is a lovely light and airy room, being exceptionally well presented with large walk in bay window which overlooks the front aspect, recessed lighting and quality oak effect flooring. Two doors lead off one leads to the newly fitted Kitchen/Diner and the other provides access to the carpeted stairs leading off to the first floor. The splendid fitted Kitchen/diner is definitely the hub of the home and is located to the rear of the property. The fitted kitchen area has an excellent range of high gloss wall and floor mounted units. There are integrated appliances which include built in gas hob, electric oven and microwave. There are ample oak work surface areas with an inset sink and drainer with attractive tiling to walls. Door from the Inner Hallway leads through to the separate Utility Room, having plumbing for an automatic washer and wall mounted gas boiler and door leading out to the private rear garden and further door leads to the refurbished Guest Cloakroom/WC with a two piece white bathroom suite comprising of a modern white WC and wash hand basin set within a fitted storage unit with attractive tiling and tiled flooring.

Finally completing the ground floor accommodation is the second Reception Room/Bedroom Four - having UPVC window to the front elevation with access via the Lounge - this room has multiple purposes and has the relevant change of use consent in place.

Overview - First Floor

Carpeted stairs lead to the first floor and landing with all accommodation leading off. There are two generous sized DOUBLE Bedrooms the main is located to the front elevation laminated flooring, radiator, TV point and centre light point. The second double Bedroom is located to the rear elevation with a recessed area ideal for a free standing furniture and fitted carpet. The third Bedroom is a single located to the front with fitted carpet, centre light point and radiator. Last but certainly not least is the Family Bathroom having three piece white suite comprising of bath with mixer tap/shower attachment, wash hand basin set within a smart storage unit and low level WC. Fully tiled throughout, tiled floor, heated towel rail and extractor.

Reception Porch

Spacious Lounge

16'3" x 14'1" (4.96m x 4.31m)

Kitchen/Diner

15'5" x 11'7" (4.70m x 3.55m)

Separate Utility

9'3" x 4'7" (2.84m x 1.42m)

Ground Floor Cloaks/WC

6'0" x 2'10" (1.83m x 0.88m)

Reception Room Two/Bedroom Four

16'8" x 7'10" (5.09m x 2.41m)

Stairs Leading to First Floor & Landing

Bedroom One

12'10" x 10'4" (3.93m x 3.16m)

Bedroom Two

12'9" x 9'10" (3.90m x 3.02m)

Bedroom Three

10'2" x 6'6" (3.10m x 1.99m)

Family Bathroom

8'3" x 5'7" (2.52m x 1.72m)

Outside - Overview

The rear garden enjoys a high degree of privacy with timber gate and side panelled fence boundaries and gate leading to the rear garden. With extensive well maintained rear paved patio and a well tended artificial lawn area. The rear garden has raised flower beds provided by attractive railway sleepers and a raised decked area ideal for entertaining. There is also an Outside tap.

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

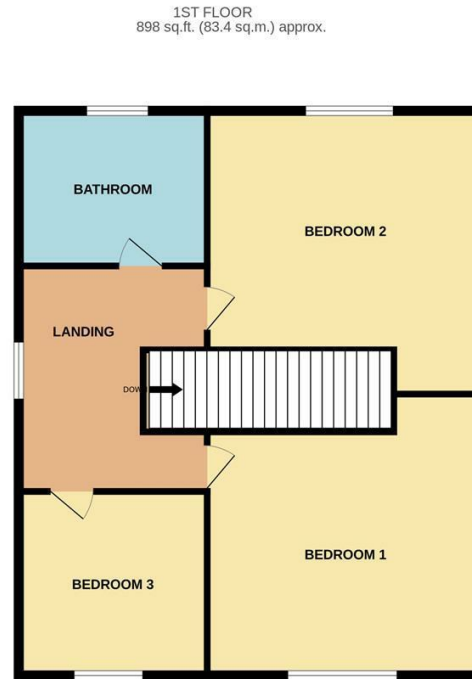
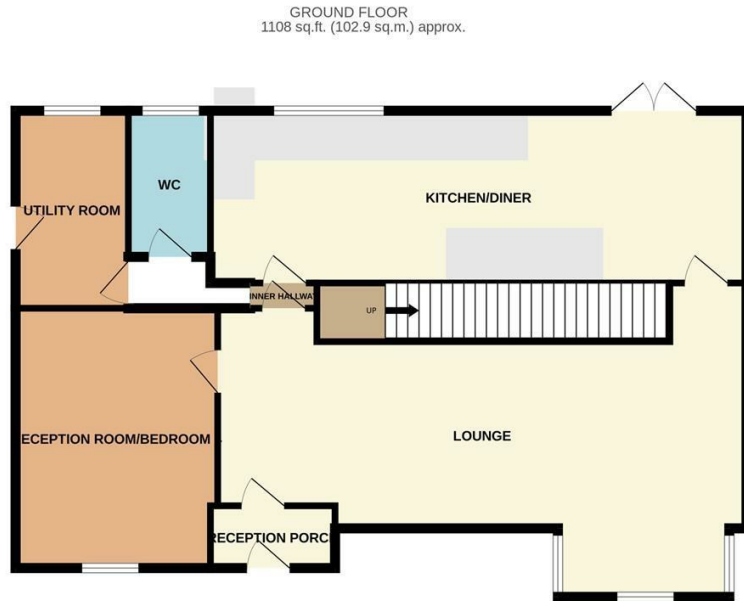
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.







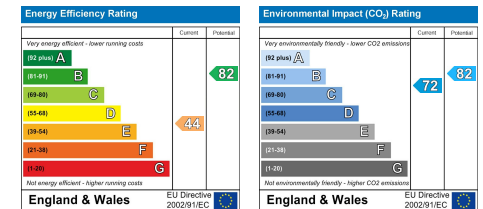
TOTAL FLOOR AREA : 2006 sq.ft. (186.4 sq.m.) approx.

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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Directions

The property is best approached by travelling along Burton Road, Midway (A511) upon reaching the mini roundabout take the first exit in to Wood Lane, Newhall and turn immediately left in to Edgecote Drive. Follow the road down for a short distance turning left into The Beehives - the subject property is situated on the left hand side. It should be noted that there is no For sale board at the property. For SAT NAV PURPOSES : Use: DE11 oLE



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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.



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