



18 Plover Avenue
Swadlincote, DE11 7QF
£245,000

lizmilsom
properties

18 Plover Avenue, Swadlincote, DE11 7QF

***** LIZ MILSOM PROPERTIES ***** are delighted to bring Plover Avenue to the market. A well-presented three-bedroom detached family home offered with No Upward Chain! Ideally situated in a quiet cul-de-sac. Offering spacious and versatile accommodation throughout, this property features a bright lounge, separate dining room, modern fitted kitchen, .superb conservatory overlooking a private rear garden, three bedrooms & family bathroom, With ample off-road parking, a garage with electric door, and a useful ground floor shower room, this home is perfectly suited to modern family living and is conveniently located close to local amenities. EPC: D / TAX BAND: C Call today to arrange your viewing!

- Three-bedroom detached family home in a quiet cul-de-sac setting offered with no Upward Chain
- Spacious and bright lounge with bay window
- Separate dining room
- Modern fitted kitchen
- Fantastic Conservatory
- Three Generously sized bedrooms , Two with fitted storage options
- Family Bathroom
- Garage with electric roller door, light, power, and Ground floor shower room & Ample off-road parking options
- Beautifully maintained private rear garden
- EPC: D / TAX BAND: C



Location

Situated in a popular and well-established quiet cul-de-sac in Swadlincote, this property on Plover Avenue enjoys a convenient setting ideal for families and commuters alike. The location offers easy access to a range of local everyday amenities, including shops, supermarkets, schools, and healthcare facilities, all within a short distance. Excellent transport links connect the area to nearby towns such as Burton upon Trent and Ashby-de-la-Zouch, while the surrounding countryside provides plenty of opportunities for outdoor leisure and recreation

Overview

Situated in a quiet cul-de-sac, 18 Plover Avenue is a well-presented three-bedroom detached family home offering generous living space, excellent parking facilities, and a beautifully maintained rear garden—ideal for modern family living offered with the added benefit of being available with No Upward Chain

To the front, the property boasts a block-paved and low-maintenance gravel driveway providing ample off-road parking, leading to a garage complete with an electric roller door, light, and power. The garage also benefits from a useful shower room fitted with a shower, low-level WC, and wash hand basin, along with an opaque rear window. An internal door provides access back into the home, while a rear door leads directly out to the garden. The frontage is further enhanced by a lawned area and established shrub borders, ensuring strong kerb appeal.

Upon entering, you are welcomed by a bright entrance hall with carpeted stairs rising to the first floor. A door leads into the spacious and airy lounge, featuring a bay window to the front that fills the room with natural light. The lounge offers a focal feature fireplace, carpeted flooring, and ample space for freestanding furniture, making it a comfortable and inviting living area.

Leading off the lounge is the dining room, another well-proportioned space with carpeted flooring, ideal for family meals or entertaining. From here, sliding doors open into the conservatory, while a separate door provides access to the kitchen.

The modern fitted kitchen is equipped with a range of wall and floor-mounted units complemented by rolled-edge worktops. Integrated appliances include a fridge, freezer, and oven, while a sink with drainer sits beneath a window overlooking the rear garden. The kitchen also benefits from part-tiled walls, a useful understairs storage cupboard, and internal access to the garage.

The conservatory is a standout feature of the home, offering a bright and relaxing space with lovely views over the rear garden. French patio doors open out onto the garden, seamlessly connecting indoor and outdoor living.

To the first floor, the landing is brightened by a side window and provides access to all three bedrooms and the family bathroom. Bedroom One is a generous double located at the front, complete with fitted wardrobes and ample space for additional furniture. Bedroom Two is another spacious double overlooking the rear garden, with the added benefit of a storage cupboard. Bedroom Three is a well-sized single room to the front, perfect as a child's bedroom, nursery, or home office.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin, complemented by part-tiled walls and an opaque rear window.

The rear garden is a true highlight, offering a private and well-maintained outdoor space. A patio area provides the perfect spot for seating or entertaining, with steps leading up to a raised lawn bordered by established shrubs. Fenced boundaries ensure privacy, making it an ideal space for families and outdoor enjoyment.

Overall, this fantastic home offers spacious accommodation, excellent outdoor space, and a desirable location close to everyday amenities. Perfectly suited for family living, this property presents a wonderful opportunity not to be missed. All with the benefit of being offered with No upward Chain.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:
9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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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.

Property to Sell? Then why pay more?....

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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

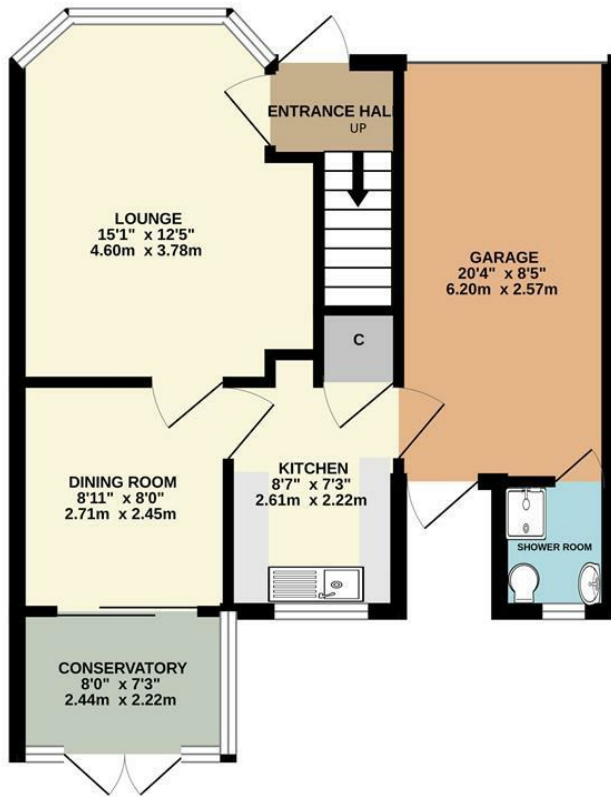
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

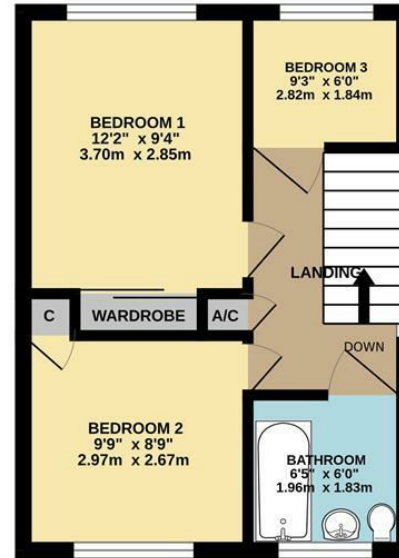
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.

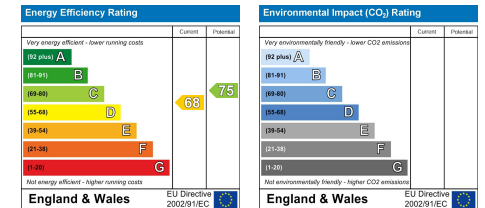


TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

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

For sat nav purposes use the postcode DE11 7QF



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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.

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

