



14 Topmeadow  
Swadlincote, DE11 0XG  
Reduced to £294,000

**lizmilsom**  
properties

## 14 Topmeadow, Swadlincote, DE11 0XG

\*\*LIZ MILSOM PROPERTIES \*\* are delighted to offer For Sale this spacious and extended THREE Bedroom Detached Family Home, quietly tucked away in a desirable cul-de-sac location. Perfectly suited for growing families, the property boasts well-presented accommodation throughout, including a welcoming Reception Hallway, Guest Cloakroom/WC, a generously sized Lounge/Diner, and a modern Kitchen with Dining Area leading through to the light-filled Conservatory. To the first floor, you'll find two well-proportioned DOUBLE Bedrooms, a comfortable Single Bedroom, and a stylish four-piece Family Bathroom. Externally, the home enjoys a private, non-overlooked rear garden which is fully enclosed and designed for low maintenance. Additional benefits include a Detached Garage and Off-Road Parking. Early viewing is highly recommended - EPC Rating "TBC"/Council Tax Band "C".....

- Three Bedroom DETACHED Family Home
- Reception Hallway & Cloakroom/WC
- Kitchen with Dining Area
- Two Double Bedrooms & One Single
- Private, non-overlooked rear garden
- Tucked away in a quiet cul-de-sac location
- Generous Lounge/Diner
- Conservatory
- Four-Piece Family Bathroom
- Detached Garage & ample Off-Road Parking



## Location

The property occupies a very pleasant position on a small select cul-de-sac. Within a short walking distance of Swadlincote town centre The property is located within walking distance of local schools and bus routes and Swadlincote town centre is approximately half a mile away. Swadlincote has an array of amenities which includes shops, eateries and a cinema and its excellent local amenities, within walking distance of Primary, Secondary & Academy, all on your doorstep.

Midway is also well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham.

## Ground Floor - Overview

Situated in a prominent position within a quiet cul-de-sac of select properties, this spacious and well-presented home offers versatile living accommodation ideal for families or those seeking a peaceful setting with excellent access to local amenities.

Entered via a UPVC front door, the property opens into a welcoming reception hallway with all ground floor rooms leading off and stairs rising to the first floor. To the front elevation is a convenient ground floor Cloakroom/WC, fitted with a modern two-piece suite.

The generous Lounge/Diner is positioned to the right-hand side of the property, benefiting from dual aspect windows to both the front and rear elevations. Featuring carpeted flooring, two central light points, a feature fire surround with inset electric fire, TV point, radiators, and a large walk-in bay window, this room provides a bright and comfortable space for relaxing or entertaining.

The Kitchen is well-appointed with a range of wall and base units complemented by contrasting work surfaces and an inset ceramic sink and drainer. There is ample space for appliances, including plumbing for a washing machine. An archway opens into the adjoining Dining Area—an extended space with tiled flooring that continues through to the Conservatory.

The Conservatory features a recently upgraded and insulated roof with rubber tiling and a skylight, creating a bright, year-round living area. Additional benefits include a TV point and patio doors leading out to the rear garden and patio area, perfect for enjoying outdoor living.

This attractive and spacious home is sure to impress and must be viewed to fully appreciate the layout and quality of accommodation on offer.

## First Floor - Overview

Stairs from the ground floor lead to a central landing with all first floor accommodation leading off.

The principal bedroom, located to the rear elevation, is a well-proportioned double room featuring carpeted flooring, a centre light point, and radiator. Bedroom Two is another generous double room situated at the front of the property, benefitting from triple fitted wardrobes, carpeted flooring, a centre light point, and radiator. Bedroom Three is a good-sized single room also to the front elevation,

featuring a deep storage cupboard over the bulkhead, carpeted flooring, and a centre light point.

The accommodation is completed by a stylish four-piece Family Bathroom, comprising a rolled-edge bath, single shower unit, pedestal wash hand basin, and low-level WC. Finished with tiled flooring, a centre light point, and a heated towel rail.

This attractive home offers excellent space, comfort, and style, all in a sought-after location. Early viewing is highly recommended to appreciate all that this property has to offer.

## Reception Hallway

### Guest Cloaks/WC

### Spacious Thru Lounge/Diner

25'2" x 12'7" (7.68m x 3.86m)

### Kitchen

11'3" x 10'1" (3.45m x 3.08m)

### Dining Room

10'5" x 9'7" (3.2m x 2.93m)

### Conservatory

10'9" x 10'0" (3.30m x 3.07m)

## Stairs to First Floor & Landing

### Bedroom One

12'3" x 11'2" (3.75m x 3.41m)

### Bedroom Two

12'11" x 11'5" (3.94m x 3.49m)

### Bedroom Three

10'4" x 9'9" (3.16m x 2.99m)

### Family Bathroom

8'6" x 6'10" (2.61m x 2.09m)

## Outside - Overview

The property is approached via a smartly presented block-paved driveway, offering ample off-road parking for multiple vehicles. A side wooden access gate leads to the rear of the property, providing entry to both the service door of the Garage and the private rear garden.

The rear garden is a true highlight—a low-maintenance outdoor space bordered by fenced panelled boundaries and thoughtfully planted with a colourful array of established shrubs and trees. Designed for relaxation and enjoyment, the garden includes multiple seating areas, making it ideal for outdoor dining or entertaining. There is also ample space for a garden shed to the side elevation, if desired.

Importantly, the garden benefits from being not directly overlooked, offering a sense of privacy and seclusion that's rare to find.

## Garage

16'4" x 9'10" (5.00m x 3.00m)

## Viewing Strictly Through Liz Milsom Properties

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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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

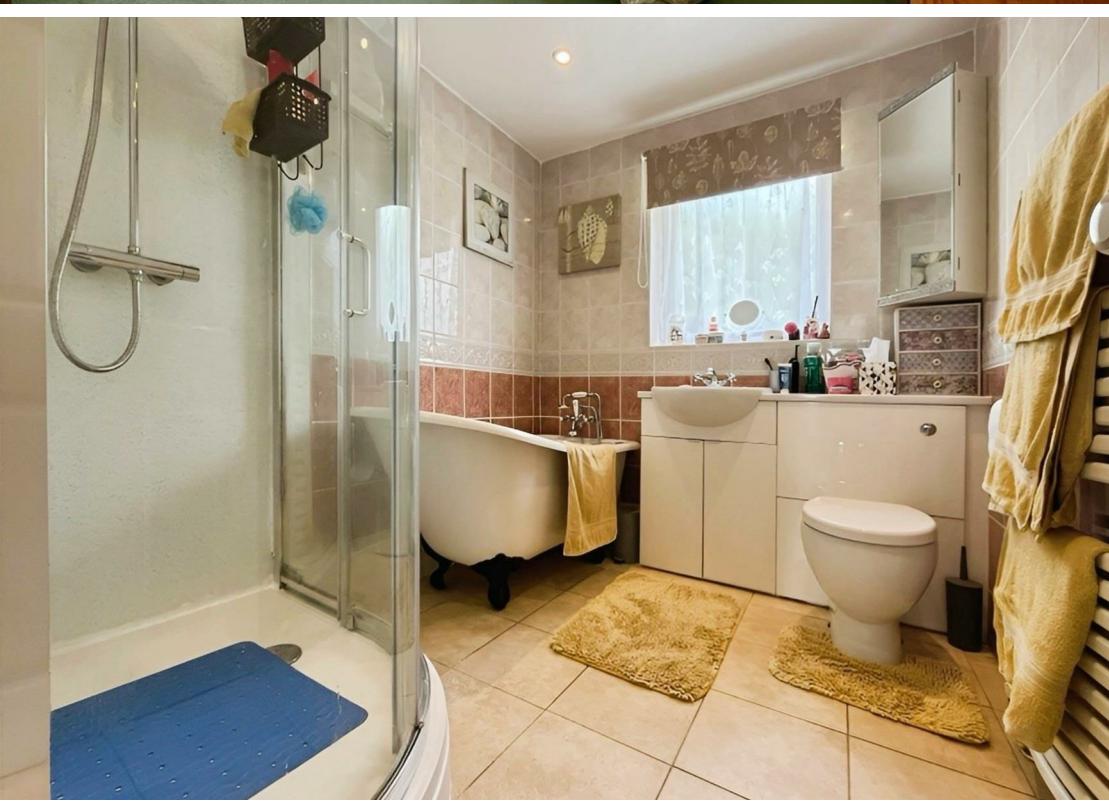
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

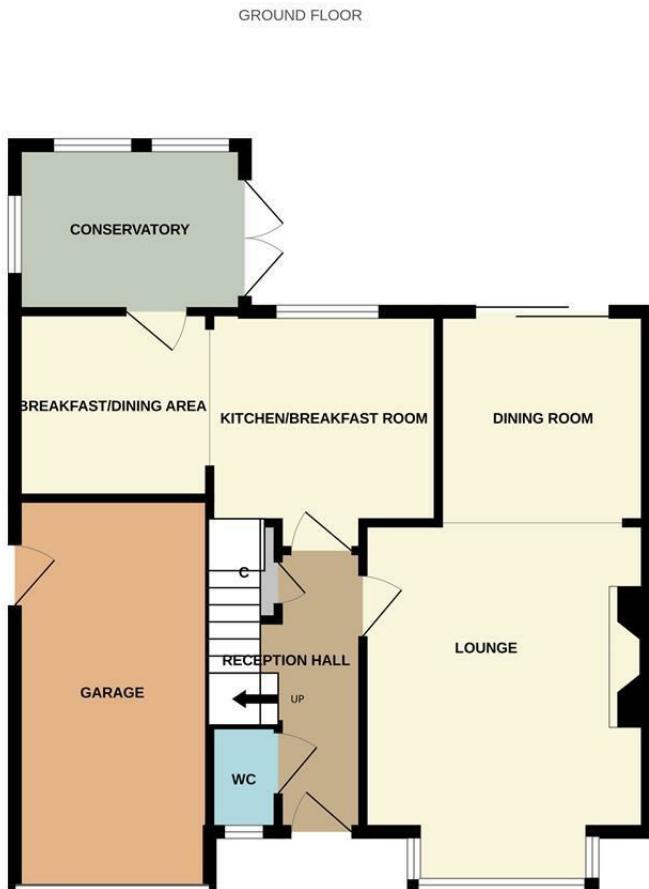
## Services

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.





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 traveling out of Swadlincote town centre along Civic Way, turning left into Midland Road and proceeding over the railway bridge. upon reaching the roundabout proceed straight ahead into Springfield Road and at the top of the hill turn left into Lime Tree Avenue and first right into Springwood Farm Road, Top Meadow is a small select cul-de-sac on the right. The subject property is situated on the left hand side.

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.

## 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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