

2 Dominion Road
Swadlincote, DE11 0AY
Reduced to £215,000

lizmilsom properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring Maple Villa to the market. A well-presented and generously proportioned three double bedroom family home offering spacious and versatile accommodation throughout. The property benefits from a welcoming entrance hall, spacious front-facing lounge, impressive open-plan family living and dining space with feature fireplace, and a modern fitted kitchen with integrated appliances. To the first floor are three excellent-sized double bedrooms and a stylish four-piece family bathroom. Externally, the property offers a side driveway with ample parking, detached garage and a fantastic-sized rear garden with patio, lawn, raised planters and private walled and fenced boundaries. An ideal family home offering excellent living space, generous bedrooms and superb outdoor accommodation. EPC: E/ TAX BAND: A. CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING !

- Well-presented spacious three double bedroom family home
- Separate front-facing lounge
- Open-plan family living and dining space
- Modern fitted kitchen
- Three excellent-sized double bedrooms
- Stylish modern four-piece family bathroom
- Good-sized private rear garden
- Ample off-road parking via side driveway
- Detached garage with up-and-over door with light and power
- EPC: E / TAX BAND: A







Location
The property is situated on Dominion Road in Swadlincote, a popular South Derbyshire town offering a good range of local amenities, schools, shops and recreational facilities. The town centre is within easy reach, providing a variety of independent shops, supermarkets, cafés and restaurants, while nearby parks and leisure facilities offer plenty of opportunities for outdoor activities. Swadlincote also benefits from excellent road links, with the A511 providing convenient access to Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands, while the A42 and M42 are readily accessible for commuters travelling further afield. Local bus services provide links to surrounding towns and villages, making the location well suited to both families and commuters.

Overview
A well-presented and generously proportioned three double bedroom family home, offering spacious and versatile accommodation throughout together with excellent off-road parking, a detached garage and a good-sized rear garden.

To the front, the property benefits from a side driveway providing ample off-road parking, together with access to the detached garage, which is fitted with an up-and-over door and benefits from light and power.

Upon entering the property, the welcoming entrance hall provides access to the spacious lounge and the open-plan family living space, whilst carpeted stairs rise to the first-floor landing.

The spacious lounge is positioned to the front of the property and benefits from carpeted flooring, a window overlooking the front aspect, two attractive dresser-style storage cabinets with useful open shelving and ample space for freestanding furniture.

The impressive open-plan family living space incorporates both family living space and kitchen dinning areas. The family living space is positioned to the front and offers ample space for freestanding furniture, whilst a window overlooking the front aspect allows plenty of natural light to fill the room. Feature coving to the ceiling and a fireplace create an attractive focal point and add character to the space.

The modern fitted kitchen is located to the rear and comprises a range of wall and base units with complementary work surfaces and marble-effect splashbacks. Integrated appliances include a double oven, hob, extractor and inset drainer sink, with additional space and plumbing for further appliances. A useful storage cupboard provides additional practicality, whilst there is ample room for freestanding furniture. Window overlooking the rear garden provide plenty of natural light, while a door gives direct access to the garden.

To the first floor, the carpeted landing provides access to all three bedrooms and the family bathroom. A side window creates a bright and airy landing space.

Bedroom One is a fantastic-sized double bedroom positioned to the front of the property, benefiting from carpeted flooring, windows overlooking the front aspect, a useful storage cupboard and ample space for freestanding furniture.

Bedroom Two is another excellent-sized double bedroom, also located to the front of the property. The room benefits from carpeted flooring, a useful storage cupboard, ample space for freestanding furniture and a window providing plenty of natural light.

Bedroom Three is a further generous double bedroom positioned to the rear of the property. It benefits from carpeted flooring, a window overlooking the rear garden and ample space for freestanding furniture.

The stylish family bathroom is fitted with a modern four-piece suite comprising a shower cubicle, traditional roll-top bath, low-level WC, pedestal wash hand basin and heated towel rail. Splashbacks provide a practical finish to the walls, while a skylight allows plenty of natural light into the room.

Externally, the good-sized rear garden provides an excellent outdoor space for families, incorporating a paved patio area ideal for outdoor seating and entertaining during the warmer months, together with a lawned area and raised planters. There is also access to the detached garage via a personal door. A secure wooden side gate provides access to the driveway, while walled and fenced boundaries offer a good degree of privacy.

Overall, Maple Villa offers fantastic-sized family accommodation, combining three generous double bedrooms with spacious reception and living areas, excellent off-road parking, a detached garage and a great-sized private rear garden. An ideal family home offering both space and versatility.

Entrance Hall

Spacious Lounge
11'1" x 11'1" (3.38 x 3.38)

Kitchen Area
14'7" x 10'9" (4.45m x 3.28)

Dining / Living Area
14'4" x 13'3" (4.37 x 4.06)

Bedroom One
14'9" x 11'3" (4.50 x 3.45)

Bedroom Two
10'11" x 10'11" (3.35 x 3.35)

Bedroom Three
9'8" x 8'2" (2.95 x 2.49)

Family Bathroom
9'6" x 7'6" (2.92 x 2.31)

Detached Garage
15'7" x 7'8" (4.75 x 2.36)

AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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Services
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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.

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.













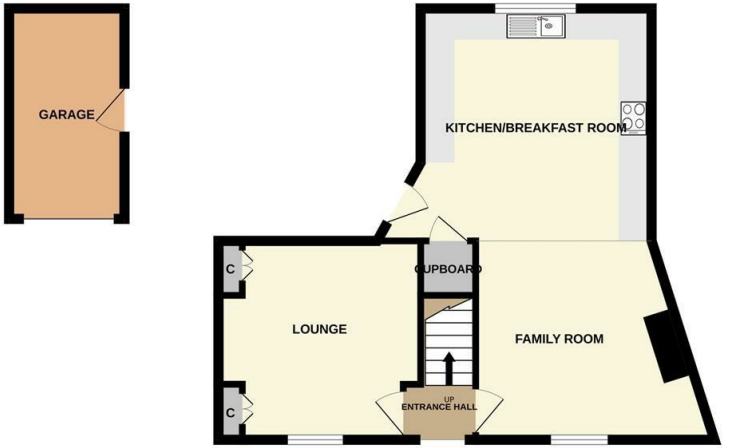




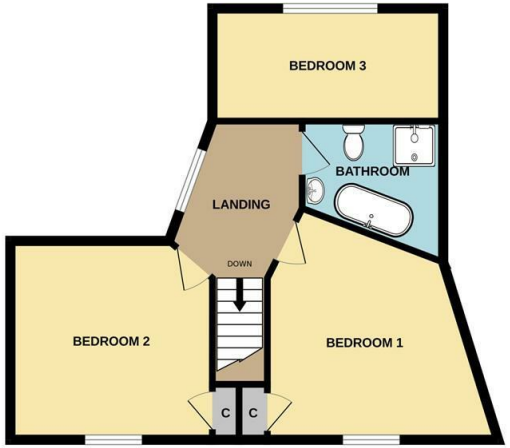
Directions

For Sat nav purposes use the postcode DE11 0AY

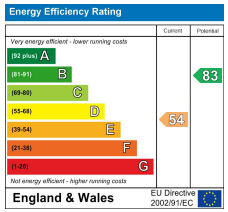
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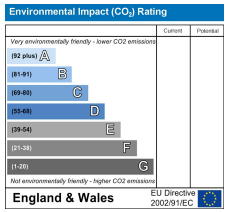


1ST FLOOR



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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COUNCIL TAX

Band: A
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
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