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222 Burton Road
Woodville, Derbyshire DE11 7JR
£275,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 222 Burton Road to the market. A well-presented three-bedroom family home offering spacious and versatile accommodation, extensive off-road parking and a private, low-maintenance rear garden. The property benefits from a gated entrance leading to an impressive block-paved driveway, providing ample parking for several vehicles. Internally, there is a welcoming entrance hallway, spacious lounge with feature fireplace and bay window, dining area with doors opening onto the rear garden, modern fitted kitchen, useful utility room, three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include a detached garage, fully boarded loft with lighting, and an attractive private rear garden with established shrubs. EPC: D / TAX BAND: C. Call the office to arrange your viewing today

- Beautiful presented & tastefully decorated three-bedroom detached family home
- Open-plan lounge and dining area
- Separate utility room with garden access
- Modern & contemporary family bathroom
- Detached garage and further parking to the side.
- Generous 20.75m x 10.18m block-paved front driveway provides ample off-road parking for several vehicles
- Modern fitted kitchen with integrated appliances
- Three generously sized Bedrooms
- Private, low-maintenance rear garden with established shrubs
- EPC: D/ TAX BAND: C



Location

The property is situated on Burton Road in the popular setting of Swadlincote. A range of local amenities, including shops, schools, leisure facilities and everyday services, are within easy reach, while Swadlincote town centre is just a short distance away. The area also offers excellent road links, providing convenient access to Burton upon Trent, Derby and the surrounding towns and villages. For commuters, the A38 and A50 are readily accessible, connecting to the wider Midlands motorway network. The surrounding area also benefits from a variety of countryside and recreational spaces, making this an appealing location for families, professionals and those looking for convenient access to both town and country.

Overview

An attractive and well-presented three-bedroom home offering generous living accommodation, ample off-road parking and a private, low-maintenance rear garden, together with a detached garage and workshop.

To the front, the property benefits from a gated entrance leading to an impressive 20.75m x 10.18m block-paved driveway, providing ample off-road parking for several vehicles. This generous frontage is particularly well suited to those requiring extensive parking, including for caravans or camper vans. Low-maintenance gravel borders and fenced boundaries provide privacy, while a secure wooden gate provides further access for parking to the side and access to the rear of the property.

Upon entering, a bright and welcoming entrance hallway provides access to the main living accommodation and first floor. The hallway features carpeted stairs rising to the first floor, useful understairs storage and attractive internal feature glass doors leading through to the open-plan lounge, dining area and kitchen.

The lounge/diner is positioned towards the front of the property and has been tastefully decorated throughout. The lounge area benefits from a feature fireplace, adding charm and character, while a walk-in bay window overlooks the front aspect and allows plenty of natural light. A walk through leads through to the dining area, which provides ample space for a range of freestanding furniture. Sliding doors open directly onto the delightful rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

The fitted kitchen is accessed from the hallway and comprises a range of modern wall and floor-mounted units with complementary work surfaces and attractive part-tiled walls. Integrated appliances include an oven, hob and extractor, while a drainer sink is positioned beneath a window overlooking the side aspect. The boiler is housed within the kitchen and there is additional space for further appliances, a door leads into the separate utility room.

Off the kitchen is a useful utility room, benefiting from dual-aspect windows overlooking the rear garden, space and plumbing for appliances, tiled flooring and a side door providing direct access to the garden.

To the first floor, there are three bedrooms and a family bathroom. The

landing has carpeted flooring, a side-aspect window and loft hatch access. The loft is fully boarded and benefits from a light supply, providing useful additional storage.

Bedroom One is a fantastic-sized double bedroom situated to the rear of the property, with a window overlooking the garden. There is ample space for freestanding furniture, together with a TV point, fitted carpet and radiator.

Bedroom Two is another excellent-sized double bedroom positioned to the front of the property. The room benefits from fitted carpet, radiator and a front-aspect window, with plenty of space for freestanding furniture.

Bedroom Three is also located to the front and is currently utilised as a home office. The room benefits from carpeted flooring, radiator and a front-aspect window.

The family bathroom completes the first-floor accommodation and features a stylish contemporary white three-piece suite comprising a panelled P-shaped bath with centre taps and mains-fed shower over, pedestal wash hand basin and low-flush WC. The room is finished with fully tiled walls, vinyl flooring, radiator and a window.

The rear garden is a particular highlight of the property, offering a private and low-maintenance outdoor space. The garden features an attractive combination of gravel, established shrubs and plants, together with a seating area, making it an ideal space for relaxing and entertaining. Fenced boundaries provide a good degree of privacy.

The property further benefits from a detached garage offering use as a workshop, with light & power and a courtesy door leading directly into the rear garden. In addition, the block-paved driveway to the side/front provides substantial off-road parking for several vehicles.

Overall, 222 Burton Road offers a fantastic combination of spacious and versatile accommodation being tastefully decorated throughout, generous parking, useful outbuildings and a private, low-maintenance garden, making it an excellent family home with considerable practical appeal.

The Well Presented Accommodation

Reception Hall
14'6 x 5'10 including stairs) (4.42m x 1.78m including stairs))

Fitted Kitchen
9'4" x 8'7" (2.87 x 2.62)

Separate Utility Room
7'1" x 4'7" (2.18 x 1.4)

Spacious Lounge/Dining room
25'0 incl walk in bay x 11'9 maximum (7.62m incl walk in bay x 3.58m maximum)

Lounge Area
13'1" x 11'6" (4 x 3.53)

Dining Area
11'8" x 11'5" (3.58 x 3.48)

Main Bedroom
11'8" x 11'3" (3.56 x 3.45)

Bedroom Two
9'8" x 9'8" (2.95 x 2.95)

Bedroom Three
7'8" x 6'5" (2.34 x 1.96)

Family Bathroom
8'0" x 6'0" (2.44 x 1.85)

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 offering COMPETITIVE fees.

Available:
9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 Noon Sunday

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.

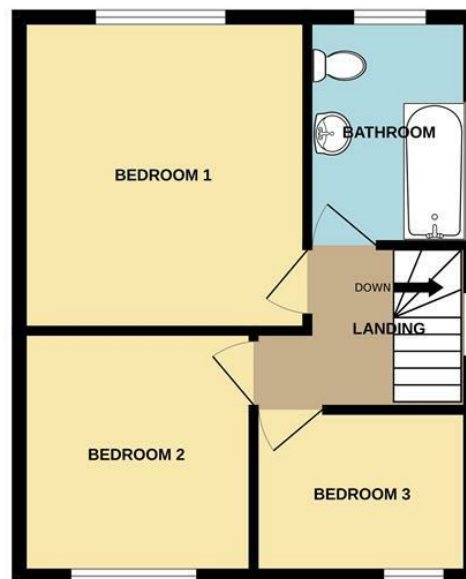




GROUND FLOOR



1ST FLOOR

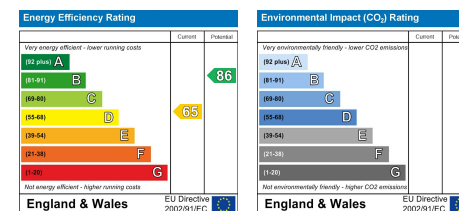


TOTAL FLOOR AREA : 907sq.ft. (84.3 sq.m.) approx.

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 from our office in Dinmore Grange, turning right into Woodville Road, which then becomes Hartshorne Road. At the large roundabout known as the Tollgate take the fourth exit (signposted A511 - Burton) onto Burton Road, Woodville, passing the Doctors Surgery on the left continue for a short distance and the subject property is situated on the right hand side clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use DE11 7JR



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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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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