

**The Brambles, Woodville, DE11 7FB**

**£300,000**

**Council Tax Band: C**

**Open House**  
estate agents



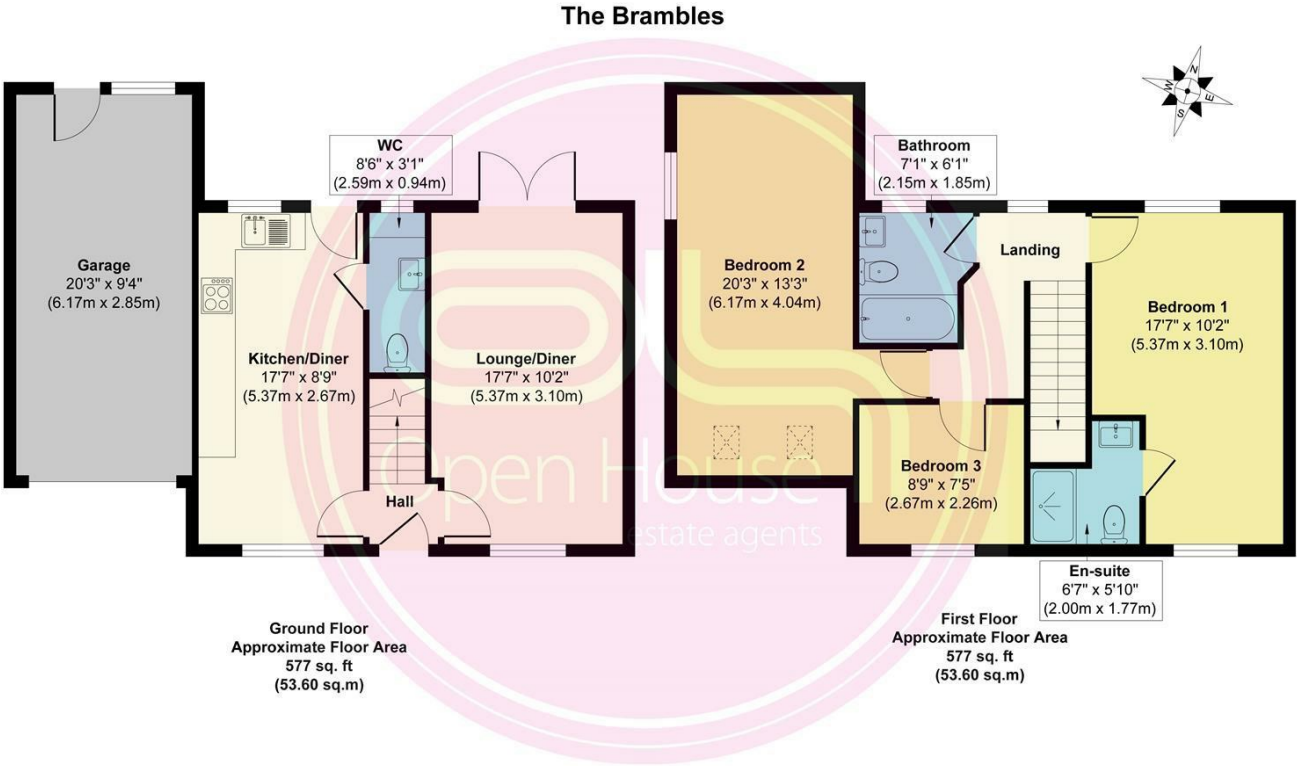


Positioned on a desirable modern development in Woodville, this immaculately presented three-bedroom detached home offers spacious and versatile accommodation across two floors. Finished to a high standard throughout, the property includes a sleek open plan kitchen/diner, generous lounge with garden access, three well-proportioned bedrooms, and two contemporary bathrooms. The home also benefits from an enclosed rear garden, a private driveway, and an integral garage.

Situated close to a wide range of local amenities, excellent transport links, schools, and beautiful countryside walks, this is an ideal family home in a popular location.



Open House Burton & Swadlincote



Approx. Gross Internal Floor Area 1,154 sq. ft / 107.20 sq. m (Including Garage)  
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	