Burton Road, Woodville, Swadlincote, DE11 7JP

Offers Over £205,000

Open House
estate agents

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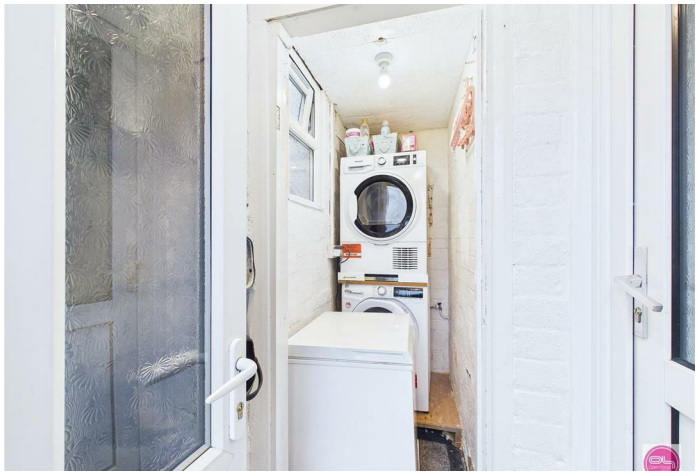
Situated in Woodville, this spacious three-bedroom semi-detached home offers excellent family accommodation along with a particularly generous rear garden and ample off-road parking to the front.

Woodville is a popular residential area thanks to its excellent range of local amenities including a doctors surgery, chemist, convenience stores, eateries, hairdressers, DIY store and Post Office. Well-regarded primary and secondary schools are within easy reach, making the location ideal for families.

The property also benefits from excellent commuter links, with Burton upon Trent, Ashby-de-la-Zouch and Derby all within easy driving distance, while the A38 and M42 provide convenient access to the wider Midlands. For those who enjoy the outdoors, the nearby National Forest offers beautiful countryside walks and recreational spaces.

Internally the property provides well-proportioned living accommodation including two reception rooms, a fitted kitchen overlooking the rear garden, ground floor WC and three bedrooms to the first floor, making it ideal for families, first-time buyers or those looking to downsize while still enjoying generous outdoor space.

Entrance Hallway
3.62m x 2.11m (11'10" x 6'10")
The property is entered via a useful front porch area which leads into the main reception hallway. This welcoming space provides access to the ground floor accommodation and staircase rising to the first floor.



Living Room
3.90m x 3.53m (12'9" x 11'7")
A spacious and comfortable reception room located at the rear of the property, enjoying pleasant views over the garden through a large window. The room offers ample space for seating and provides an ideal area for relaxing or entertaining.

Dining Room
3.32m x 3.56m (10'10" x 11'8")
Positioned to the front of the property, the dining room offers flexible living space and could equally serve as a family room, home office or additional sitting room depending on requirements. A large front-facing window allows plenty of natural light into the space.

Kitchen
The fitted kitchen overlooks the rear garden and features a range of wall and base units with work surfaces over. There is an inset sink with drainer, built-in electric oven, gas hob with extractor above and space for additional appliances.

Utility Area
Accessed from the hallway, this useful area is currently utilised by the vendors as a utility space and provides plumbing and electrical connections for appliances. The space also offers access out to the rear garden.

Ground Floor WC
1.35m x 0.96m (4'5" x 3'1")
Convenient ground floor cloakroom fitted with a low-level WC and window providing natural light and ventilation.

First Floor

Landing
2.60m x 1.12m (8'6" x 3'7")
The landing provides access to all first-floor rooms and benefits from a side-facing window allowing natural light into the space.

Bedroom One
3.92m x 3.53m (12'10" x 11'7")
A spacious double bedroom positioned at the rear of the property with ample room for freestanding furniture.

Bedroom Two
3.31m x 3.20m (10'10" x 10'5")
Another generous double bedroom located to the front, enjoying pleasant views across the garden.

Bedroom Three
2.83m x 2.10m (9'3" x 6'10")
A well-proportioned single bedroom overlooking the rear garden, ideal for a child's bedroom, nursery or home office.

Bathroom
1.34m x 2.07m (4'4" x 6'9")
Fitted with a three-piece suite comprising bath with electric shower over, wash basin and low-level WC. The room is finished with tiling and benefits from an opaque window for privacy.

Outside
To the front of the property is a large driveway providing valuable off-road parking for multiple vehicles. The property is set back from the road, creating a pleasant approach and additional privacy.

A timber gate provides access to the rear garden.

The generous rear garden features two patio seating

areas which lead onto a lawned section bordered by mature shrubs and planting. The garden provides excellent outdoor space for families, entertaining and relaxing, and offers plenty of room for a children's play area.

The garden is enclosed with fencing and enjoys a good level layout, making it practical and enjoyable.

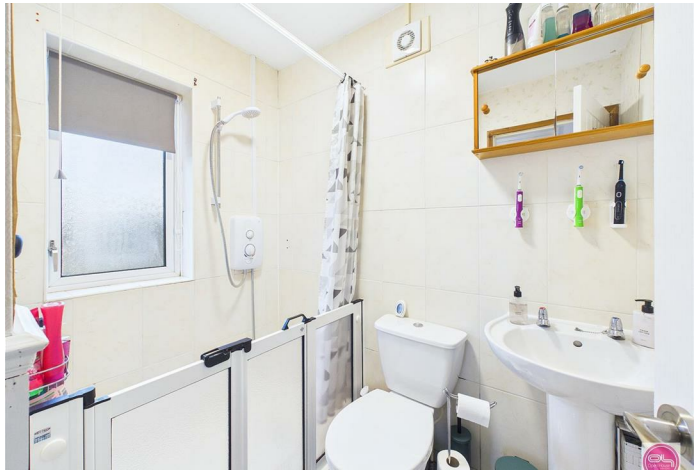
Additional Information
- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: D
- Local Authority Area: South Derbyshire

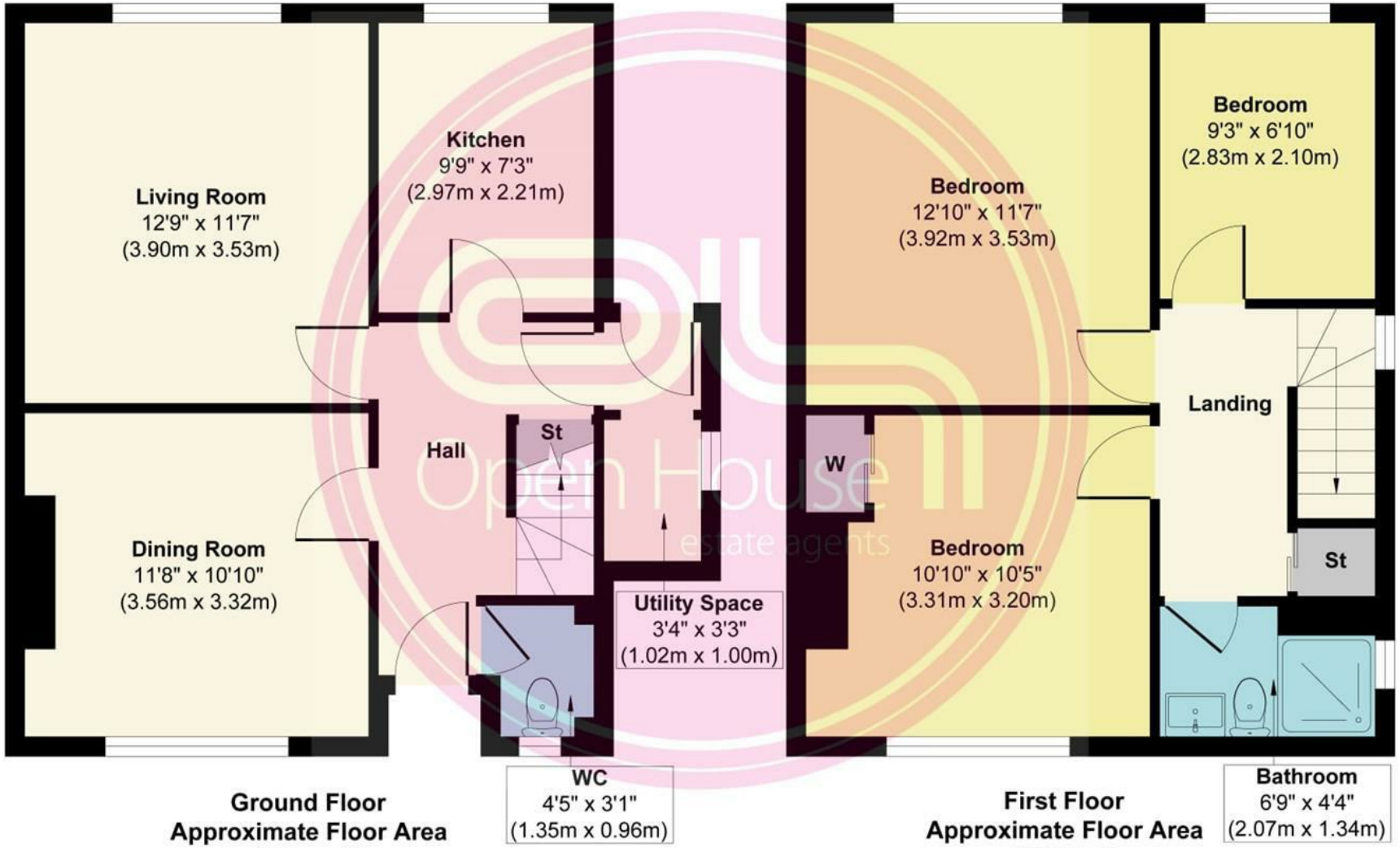
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





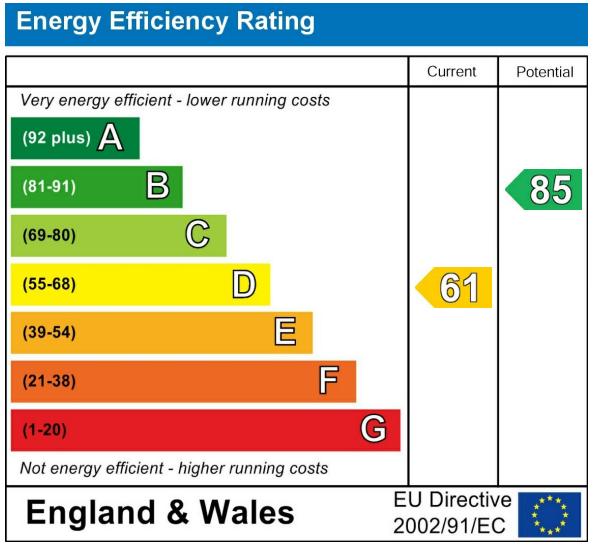
Ground Floor
Approximate Floor Area
480 sq. ft
(44.59 sq.m)

First Floor
Approximate Floor Area
460 sq. ft
(42.74 sq.m)

Approx. Gross Internal Floor Area 940 sq. ft / 87.33 sq. m

Illustriation for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
Sotuh Derbyshire

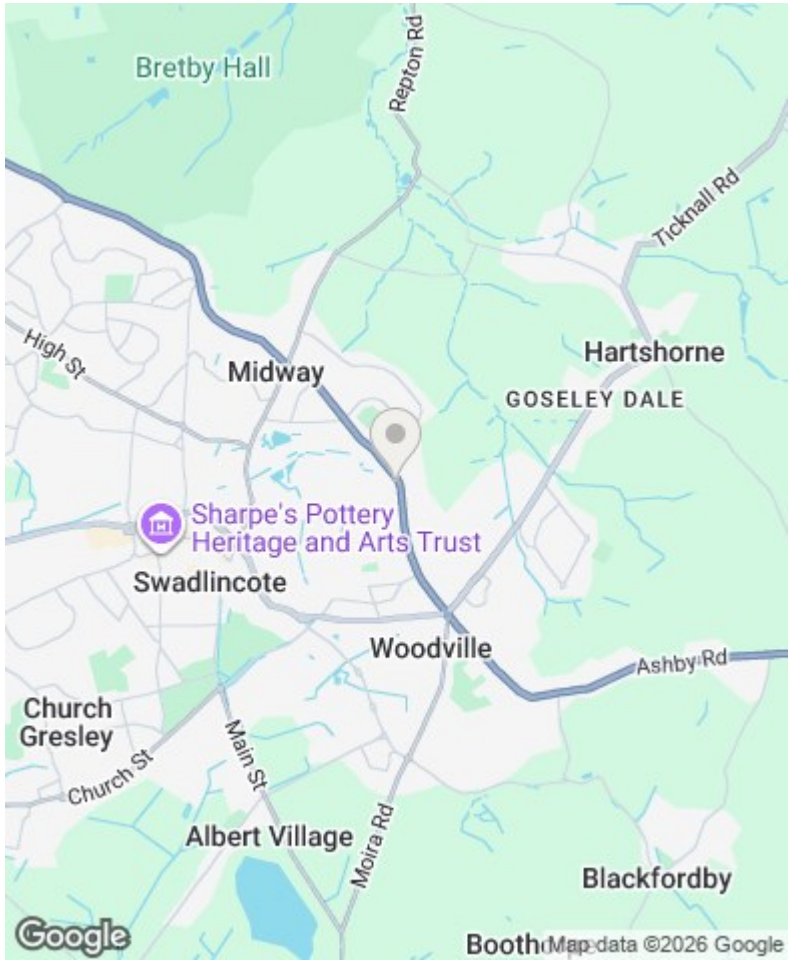
TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Large driveway providing off-road parking for multiple vehicles
- Generous landscaped rear garden with patio and lawn
- Two reception rooms offering flexible living space
- Well-presented throughout
- Useful utility/storage area with plumbing for appliances
- Ground floor WC
- Excellent access to Burton, Ashby-de-la-Zouch and Derby
- Close to local schools, shops and amenities
- Nearby countryside walks and the National Forest
- Centrally located for commuters



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