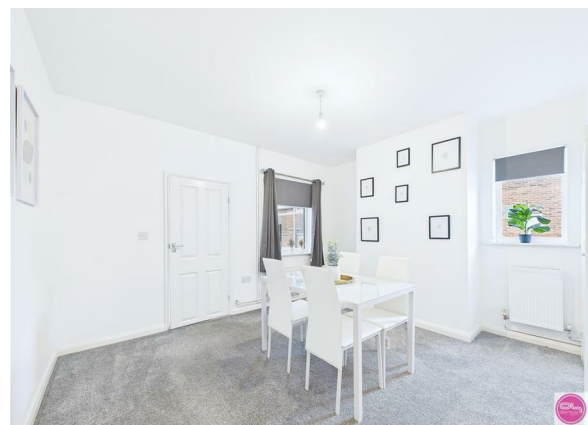


Granville Street, Woodville, Swadlincote, DE11 7JQ

£190,000

Council Tax Band: A





Located in the heart of Woodville, this well-presented two-bedroom semi-detached home offers fantastic internal space, off-road parking for several vehicles, and a substantial rear garden plot—far larger than typically found in the area.

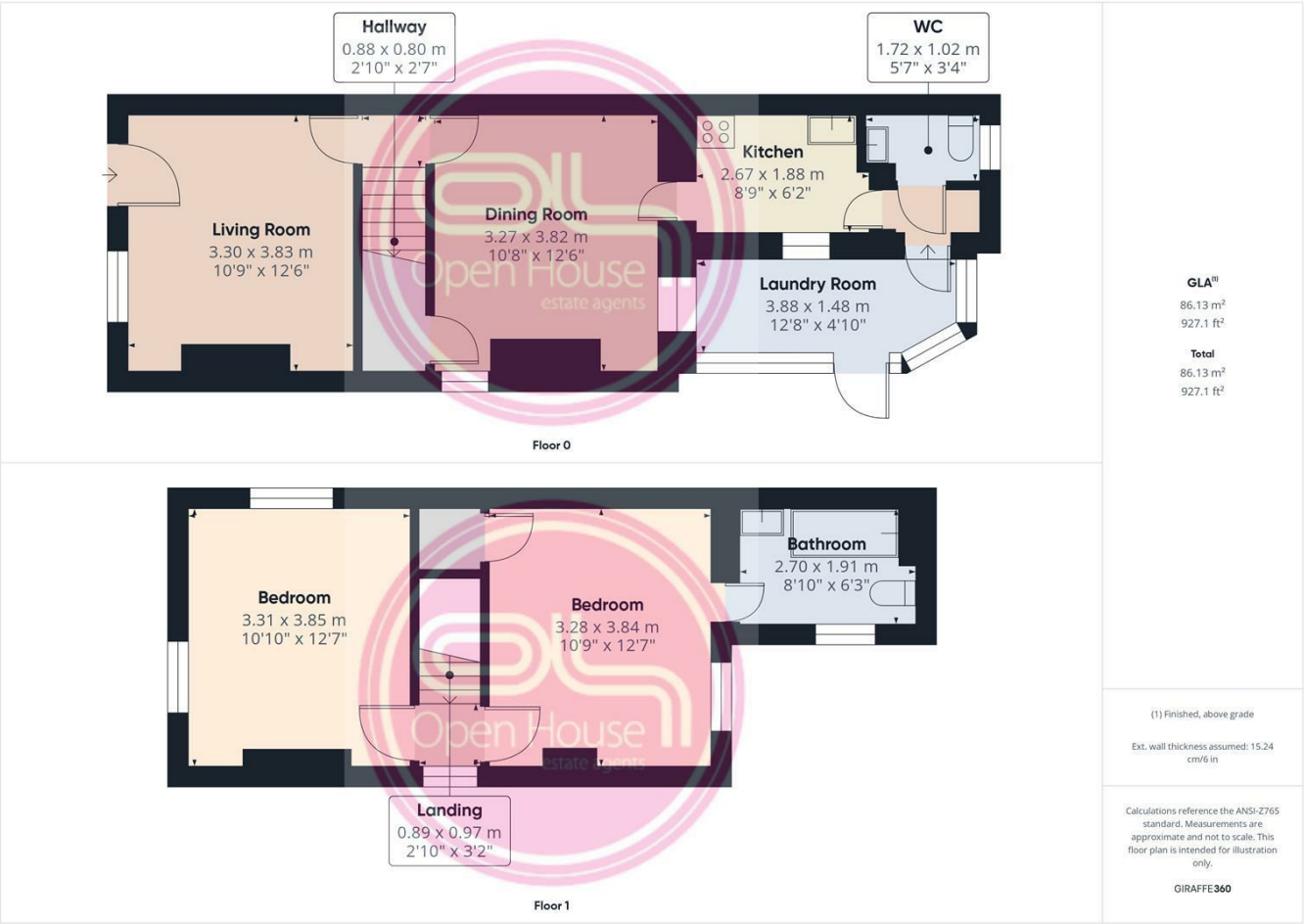
Finished in a clean, modern style throughout, the property provides two generous reception rooms, a fitted kitchen, ground-floor WC, two excellent double bedrooms and a spacious upstairs bathroom.

Outside is where this home truly stands out: a long driveway leads to a garage three brick outbuildings with full uPVC, ideal for use as storage, a workshop, home gym or even studio space. Beyond this sits a large enclosed lawned garden with tiered sections and brick boundary walls—offering exceptional potential for landscaping, entertaining, or future development subject to planning.

The home is positioned close to Woodville’s shops, schools and eateries, with excellent access to Swadlincote, Ashby-de-la-Zouch, the A511 and A50, plus National Forest woodland walks and local parks only minutes away.



Open House Burton & Swadlincote



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |           |