

# Sharpwood Manor

Woodville, Swadlincote, DE11 7JT

John   
German







# Sharpswood Manor

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£335,000

Modern detached home with a great layout providing plenty of space for a large family with large reception rooms and generous bedrooms. There is extensive parking and a larger than average garage, set on a small cul-de-sac.





Situated on the popular Sorrell Drive Estate in Woodville, Sharnswood Manor is a small cul-de-sac, ideally located for access to the wide range of retail, leisure and employment facilities available in nearby Ashby, Burton and Swadlowcote. Woodville is also conveniently placed on the doorstep to the National Forest with its many scenic country walks and cycle tracks, and popular Conkers Visitor Centre. The M42 is nearby which provides swift access to many East and West Midlands conurbations.

Entrance to the property is via a spacious entrance hall which features a ground floor WC as well as the added bonus of a large separate cloak cupboard. There is oak effect flooring and stairs rising to the first floor.

The modern fitted kitchen has a range of cream gloss units, roll edge worktops with one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Appliances include a five ring gas hob with extractor hood over, double electric oven, integrated dishwasher and fridge freezer. A double glazed window overlooking the front elevation and oak effect flooring continues through to the open plan dining area which has a double glazed window to the rear.

A separate utility room has plumbing for an automatic washing machine, space for further appliances and a courtesy door leading into the garage.

The lounge overlooks the rear garden and has space for an extensive sofa set still leaving plenty of room to move around and to accommodate additional furniture. French doors open out onto the rear patio and there is a large understairs storage cupboard.

On the first floor a galleried landing leads to four bedrooms and the family bathroom which has modern tiled walls and a four piece suite including a bath, a separate shower cubicle, pedestal wash hand basin, low level WC and a chrome effect wall mounted ladder radiator.

The lovely spacious master bedroom overlooks the rear garden and has its own en-suite with a double shower cubicle with electric shower, pedestal wash basin, low level WC, partially tiled walls and a chrome ladder style radiator.

Externally to the front is a double width block paved driveway providing extensive off road parking and turning space also providing access to the garage. A gate leads to the fully enclosed lawned garden screened by 6ft fencing. Block paving extends around the side of the property to a generous patio leading on to a small decked area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

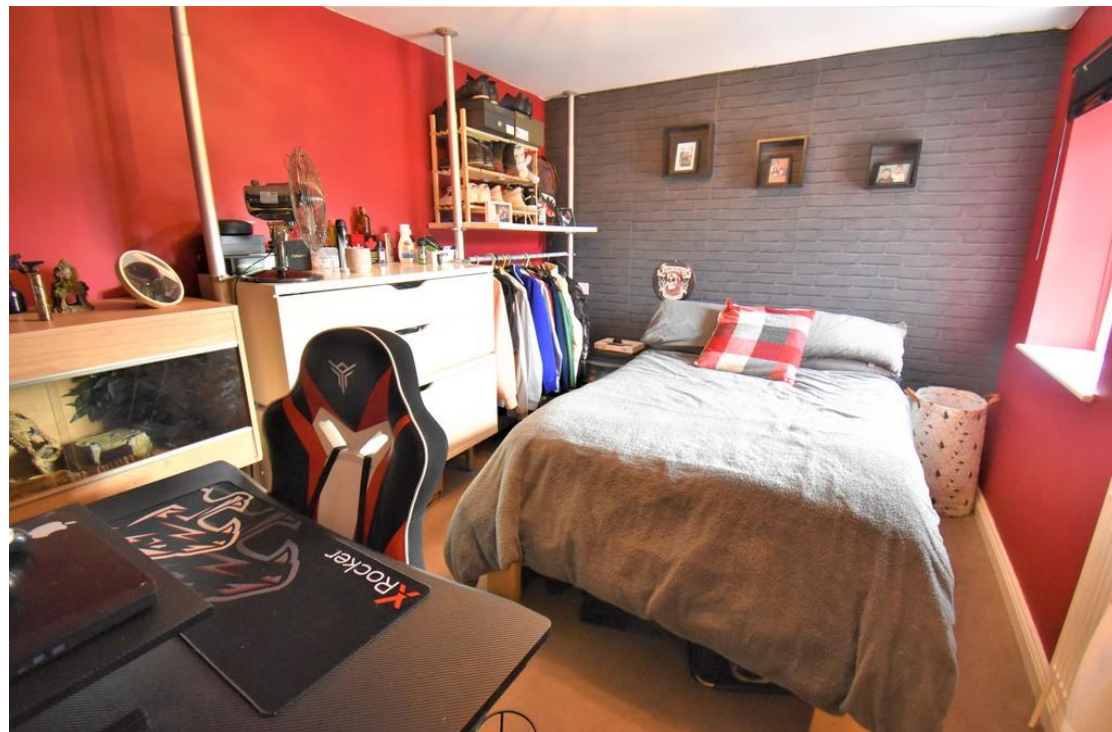
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/26092022

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D







GROUND FLOOR



1ST FLOOR







### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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