

# Kestrel Avenue

Woodville, Swadlincote, DE11 7QG



Wonderful extended semi-detached family home set in a quiet cul de sac setting. The property benefits from lounge, separate dining room/family room and a full width extended contemporary open plan kitchen diner. The gardens are landscaped to the rear and the property has the benefit of plentiful parking and single garage.

£215,000

John German 

Woodville enjoys an excellent range of local amenities including; shops catering for most day to day needs, schools of all grades, recreational facilities, centres of employment and frequent public transport services to both Ashby and Burton upon Trent town centres. 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 Midland conurbations.

Superbly positioned in this quiet cul de sac setting yet close to many of Woodville's local amenities, this modern three bedroom semi detached home has been much improved and updated with a full width extended kitchen diner to the rear. Outside you will find there is plentiful off road parking alongside access to a single garage.

A look inside will reveal off the entrance hall to your left, a well proportioned full width lounge with picture rail and bow window to the front elevation and there is a feature brick built focal fireplace.

To the right of the hall, you will find there is again another full width room, an open plan dining/family room with ample space for dining table and family sofa/seating area with tiled flooring throughout, a uPVC double glazed window to the side and staircase leads to the first floor.

Half glazed door connects to the extended open plan full width kitchen diner which has a wide range of high gloss white base and wall mounted cabinets with complementary countertops incorporating a gas hob with stainless steel splashbacks and extractor hood above and electric oven set beneath. The room has ample space for a family breakfast table, two uPVC double glazed windows overlook the garden and a uPVC double glazed door leads you out onto the patio area.

Return to the dining room/family room and climb the stairs to the first floor, arranged around the first floor landing you will find there are three bedrooms comprising two doubles and one good sized single. Both bedrooms one and two benefit from either fitted or built in wardrobes and the family bathroom has a white suite comprising panelled shower bath with shower over and glazed shower screen, vanity wash hand basin with storage cupboard beneath, WC and complementary tiling to the walls.

Outside to the rear of the property you will find there is an extensive paved patio area which steps down to an artificial lawn section which is turn leads you to an extensive timber decked area, perfect for families and summer BBQ's.

**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/13022023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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