

South Street

Woodville, Swadlincote, DE11 7DW

John German





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£230,000

A simply wonderful character home overlooking pony paddock with views towards Blackfordby church spire. Inside you will find beautiful stylish living space with a stunning breakfast kitchen at the very centre of the home. It has off road parking, garage and a very useful attic room.



The cottage sits down a quiet lane overlooking a pony paddock with roaming horses. A driveway provides off road parking and access to a garage beyond. The main entrance door opens to reveal a charming sitting room with a decorative log burner at the focal point and a front facing window with plantation style shutters with views towards the fields.

On your way to the stunning kitchen you pass a useful under stairs cupboard with strip pine door.

The heart of the home is the kitchen and it has been luxuriously and wonderfully appointed with an extensive range of cabinets wrapping around three sides of the room with gorgeous complementary counter tops over. There is a feature centre breakfast bar island with inset induction hob with feature cylindrical extractor hood above and there is a wide range of further integral appliances fitted within. Attention must be drawn to the fact that the kitchen has a wonderful feature of a log burning stove at its focal point with a attractive tiled hearth and back. A rear facing tall window with fitted shutters overlooks the gardens beyond.

Adjacent to the kitchen is a sumptuous dining room offering plenty of room for entertaining with cornice to the ceiling and French double doors out to the decked entertaining area. Beautiful polished tiled floor runs throughout the kitchen, dining room and into the adjacent guest oak room/utility room that again is well appointed, with fitted window shutters.

Return to the kitchen and a staircase rises to the first floor landing off which you will find at the front of the property bedroom one that has amazing views via its double glazed sash window overlooking the paddock, woodland and view to Blackfordby church spire in the distance. The room further benefits from a half glazed pine door with staircase beyond accessing a useful first floor storage attic room.

Bedroom two is similarly a good size and has views to the rear over the garden. Last but definitely not least is the family bathroom and what a room it is! A large room that features not only a WC, bidet but also a feature bath and claw bath with telephonic mixer shower taps and a separate standalone walk-in shower cubicle with dual shower head and glazed screen. There is a feature vanity unit with inset wash hand basin and a tall ladder style towel radiator.

Outside as previously mentioned the property has off road parking and access to a garage with double entrance doors. A small shallow foregarden has a brick built wall and wrought iron fencing.

To the rear you will find the gardens have a great degree of privacy due to the clever planting of a mixture of trees. It has an extensive timber decked patio area, an artificial lawn with raised planted bed and two very useful brick storage outbuildings.

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.

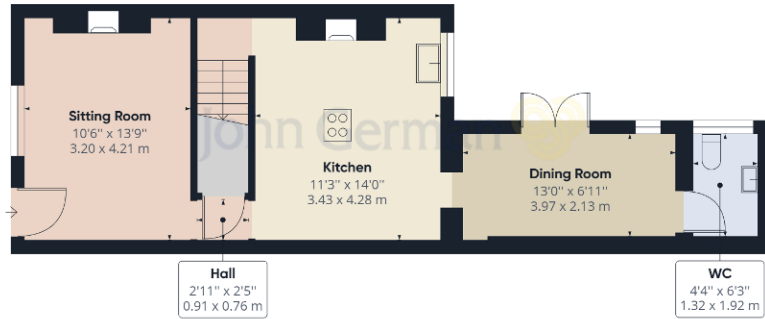
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08032023

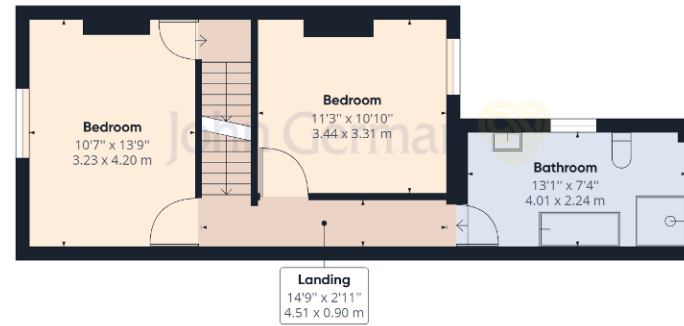
Local Authority/Tax Band: South Derbyshire District Council / Tax Band A



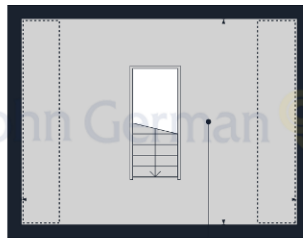




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1117.67 ft²
103.83 m²

Reduced headroom

60.12 ft²
5.59 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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