

# Sorrel Drive

Woodville, Swadlincote, DE11 7JS

John   
German





# Sorrel Drive

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£290,000

A superb detached family home with four good sized bedrooms, en suite to the master plus a versatile ground floor layout featuring a stunning open plan dining kitchen, good sized lounge plus office/play room.

Situated on a popular modern development lying adjacent to a green area is this fantastic family home that enjoys countryside views. There are schools for all ages closeby and the location is handy for the nearby centres of Ashby de la Zouch, Swadlincote and Burton on Trent plus the M42 and M1.

Set behind a double width driveway providing ample off road parking, a front entrance door opens into the hall with practical flooring, stairs rising to the first floor and doors to the ground floor accommodation and the guest's WC.

A garage conversion has created a superb home office or fifth bedroom if required.

At the rear is a good sized lounge with French doors opening out to the rear garden.

At the heart of the home is an impressive open plan dining kitchen fitted with a range of contemporary grey high gloss units with stylish contrasting work surfaces over that extend into a breakfast bar. Integrated appliances comprise oven, hob and extractor fan and there is space for further appliances. There is a front facing window and from the dining area French doors open out to the rear garden.

On the first floor are four good sized bedrooms, the master bedroom has its own en suite shower room with complementary tiling. Serving the three further bedrooms is a modern family bathroom with a white three piece suite and stylish modern tiled walls.

The property also benefits from a fully boarded loft area providing further storage.

The private and enclosed rear garden is a real feature of the home having a wide deck surrounded by raised planters and artificial lawn beyond.

**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.

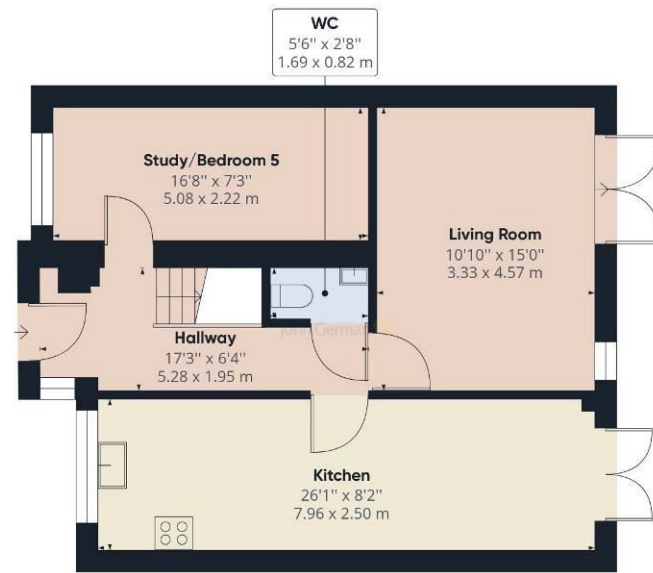
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/04042023

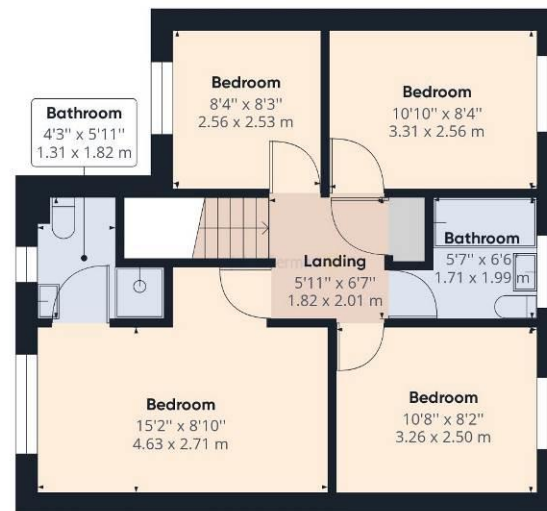
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1135.23 ft<sup>2</sup>

105.47 m<sup>2</sup>

(1) Excluding balconies and terraces

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



### 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	60   D	
39-54	E		
21-38	F		
1-20	G		



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