

Millfield Street

Woodville, Swadlincote, DE11 7DB

John German







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£410,000

Beautifully presented double fronted home with an excellent sized garage/workshop, secured gated parking for caravan/motorhome, a great family garden and a stunning contemporary refitted kitchen at its very heart. There are four reception rooms, four bedrooms and a large family bathroom with separate shower.

This extended traditional home is one not to be missed, spacious, beautifully presented, it has four reception rooms, set in a popular cul de sac location and only 3 miles or so from the market town of Ashby-de-la-Zouch. For those with a motorhome or caravan there is an excellent secure gated driveway alongside a great sized garage beyond.

The property itself has entrance door which opens to reveal a welcoming spacious hallway with stairs leading off. To your right is the first of four reception rooms, its well proportioned lounge has coving to the ceiling, front facing window and attractive laminate flooring underfoot.

To the left of the hall, you will find the sitting/family room which has a contemporary feature fireplace, laminate flooring and also front facing window. A glazed connecting door leads you through to the good sized dining room which in turn leads through glazed double doors to the excellent garden room which has a window overlooking the garden and French double doors directly accessing the patio area.

Last but definitely not least is the refitted contemporary kitchen, finished in a beautiful deep blue with cabinets wrapping around the room, offset by the contrasting Carrara Quartz worksurfaces and matching splashbacks. Set in the kitchen is a range of integrated appliances and above the sink, a window offers views across the garden to the rear, whilst a door leads you directly outside.

On the first floor you will find there is a spacious gallery landing with a beautiful original balustrade staircase. Arranged around are four excellent sized bedrooms, alongside a large family bathroom which is fitted with a white contemporary suite comprising panelled bath with shower and mixer tap, floating vanity wash hand basin with pillar mixer tap, corner quadrant shower with rainfall shower head above, WC, two ladder style towel radiators, full height tiling to both the walls and floor and window overlooks the rear.

Outside, the property has a driveway to the fore which offers side by side parking for two vehicles. There is a personal gate leading to the garden and double gates open to reveal a large expansive driveway area providing secure off road parking. This in turn leads to the detached garage/workshop which has roller entrance door, light, power points, side facing window and a personal door to the garden. The gardens themselves are laid mainly to lawn and enjoy a good degree of privacy and have an extensive paved patio area, perfect for summer entertaining.

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

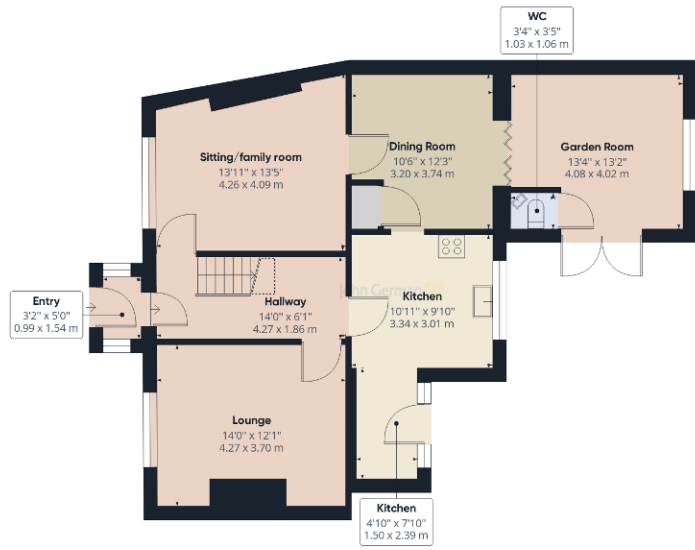
www.southderbyshire.gov.uk

Our Ref: JGA/12062023

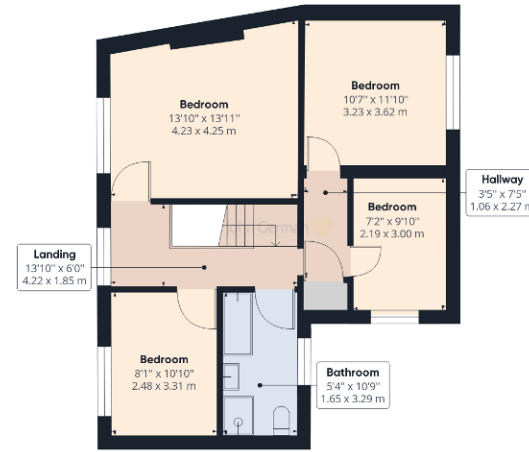
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D



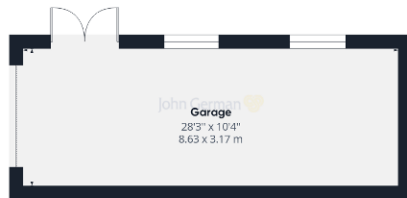




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1812.31 ft²
168.37 m²

Reduced headroom

12.49 ft²
1.16 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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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