Thorn Street Woodville, Swadlincote, DE11 7DN







Set on a quiet street and walking distance to local parks, shops and eateries, this well presented home is ideally suited to a young family with an en suite in the master bedroom and a huge multipurpose garden room/office.

£240,000



As you pull up to the home there is a driveway for two cars. Through the front door you come into the main entrance hall. The lounge is located on the left hand side and overlooks the front of the home having feature cornicing, neutral décor and a fireplace.

The family shower room is located on the ground floor and has been recently renovated and consists of a large shower, vanity sink, built in storage and WC complemented by modern wall tiling.

The kitchen diner is located at the rear of the home having good storage options with a range of modern gloss units, contrasting worktops and contemporary metro tiling alongside a modern cooker/hob.

There is access to the rear garden that is ultra low maintenance and is mostly paved. There has been a generous garden room/office built which has insulation, skylights and heating, currently being used as a gym/tv room but it is multi purpose.

On the first floor the master suite benefits from built in storage and has its own en suite shower room with contemporary tiling.

The secondary bedrooms are a reasonable size, ideal for children's rooms or a home office. They are both carpeted and have neutral décor.

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/02112023

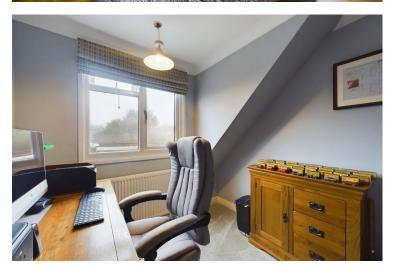
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

















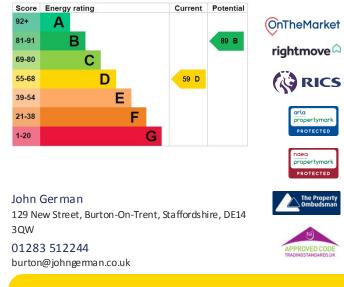


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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