

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 multi-purpose garden room/office.

£240,000



John German

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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