

Jubilee Park

Woodville, Swadlincote, DE11 7NZ

John 
German





Jubilee Park

Woodville, Swadlincote, DE11 7NZ

£450,000



A fabulous extended 5 bedroom, 3 bathroom (2 en suite) family home set upon a landscaped extensive garden plot with double gated side access plus a double garage. The heart of the home is the open plan living/dining/social kitchen with conservatory off, perfect for entertaining and family life.

This modern extended family home enjoys a lovely location on this small development. Set upon a fantastic sized garden plot that is wider than average on both sides than you would normally find with the benefit of double gated side access which could offer secure parking for a caravan etc. There is a home office on the ground floor plus a bay windowed lounge, stunning open plan kitchen dining room, utility, cloaks and conservatory. On the first floor are five bedrooms and three bathrooms. Particular attention is drawn to the excellent principal bedroom that is a superb sized room, bedrooms one and two have en suite shower rooms and the family bathroom has been refitted with a contemporary white suite. Viewing is highly recommended.

Set beneath a canopy porch is the half glazed entrance door that opens into the reception hallway where stairs lead off. To your left you will find a very useful study alongside a guest's cloakroom whilst to your right is a light and bright bay fronted lounge with feature fireplace at its focal point.

The heart of the home lies directly ahead of you and is a seamless combination of rooms, perfect for family living and entertaining. The kitchen is amply fitted with an extensive range of high gloss contemporary cabinets with contrasting countertops over, integral dishwasher, space for a range style cooker with extractor hood above and fridge freezer. Twin windows overlook the garden and a door leads you to the outside garden area. Lying open plan to the kitchen is the dining room which has ample space for a large table and further benefits from an adjoining uPVC double glazed conservatory providing a wonderful seating area overlooking the garden and French doors open out to the patio.

Lastly is the extended utility room which has a high feature vaulted ceiling with inset twin skylights, further base and wall mounted cabinets provide useful storage and set within the work surfaces is an inset Belfast style sink. There is a door to outside and an internal door leading you into the garage.

Upstairs on the first floor leading off the landing are five bedrooms and an attractively refitted contemporary family bathroom finished in white with shaped shower bath with shower over and shower panel wall plus a WC, pedestal wash hand basin and part tiling to the remaining wall areas.

Of the five bedrooms, four are great sized double rooms whilst the fifth is a very large single room which could accommodate a double bed if needed. Bedrooms one and two have the benefit of private en suite shower rooms and bedroom one is a real wow room being spacious and having dual aspect windows and a fabulously appointed range of fitted bedroom furniture comprising wardrobes, bedside units, dressing table and drawers running along one wall.

Outside to the front you will find a double width driveway providing off road parking and access to the double garage. To the side of the garage, double gated access leads you into the gardens that could provide additional parking space for a motorhome or caravan. The rear garden has been landscaped and comprise patio area, a large lawn, vegetable garden with raised sleeper edged beds and a lower decked patio ideal for barbeques and entertaining. To the left of the house is a further expanse of garden where the owners keep a greenhouse (not within the sale).

Note: We understand from the vendors there is an underground culvert running along the left hand side boundary which would inhibit any extension or building on this space.

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/15112023

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







Ground Floor



Floor 1

Approximate total area⁰

2168.84 ft²
201.49 m²

Reduced headroom

1.52 ft²
0.14 m²

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.

GIRAFFE360



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		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



