

# Ember Close

Woodville, Swadlincote, DE11 8GR



A light, bright and spacious modern detached home ready to move into. Highlights including lovely dual aspect dining kitchen, spacious lounge, master bedroom with en suite, long drive and single garage.

£270,000

John German

This impressive detached three bedroom home is perfect for a family to upsize to or for those seeking to downsize, offering plenty of space including a large dining kitchen, situated in a popular residential location on the edge of Woodville, handy for the nearby centres of Ashby de la Zouch, Swadlincote, Burton-on-Trent and beyond, together with countryside walks close by.

The accommodation begins with a good size reception hallway with storage cupboard and doors leading off. The lounge enjoys a dual aspect with window framing views to front and French doors opening out to the rear gardens.

Across the hallway is the highlight of the ground floor which is an impressive open plan dining kitchen. Equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, fridge freezer and dishwasher. Plenty of space for a dining table with the room also enjoying a lovely dual aspect with windows to front and side.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor a good sized landing has doors leading off to three bedrooms. Master bedroom being a generous double with en suite shower room, with shower cubicle, pedestal wash hand basin and WC. Bedroom two enjoys a dual aspect, while bedroom three is a good sized single bedroom.

Gardens to rear are laid to lawn and there is a long driveway providing ample off road parking and access to a single garage with an up and over front entrance door.

Note: The property is situated on a private road.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA19032024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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