



Hartshorne Road  
Woodville  
DE11 7JB

£249,950

OCCUPYING A PROMINENT well screened CORNER PLOT on the corner of Hartshorne Road & Swallow Road, this is a great opportunity to acquire a traditional 3 BEDROOM EXTENDED detached home with huge SCOPE & POTENTIAL to further adapt with established gardens, long driveway, large single garage with INSPECTION PIT & NO CHAIN



# Property Features

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- Detached Home
- Corner Plot
- Huge Potential
- Long Driveway
- Single Garage
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Established Garden
- No Chain

## Full Description

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Occupying a well screened corner plot on the corner of Hartshorne Road and Swallow Road, this is a great opportunity to acquire a traditional three bedroom extended detached family home, that offers still huge potential to further adapt and extend.

With a deep frontage and a long driveway approach to the large single garage with inspection pit to the rear, there is plenty of off-road parking and access to the established lawned wrap around garden with patio area.

Offered to the market with No Upward Chain, the property affords a spacious well-proportioned interior of 1151 Sq Ft and benefits from gas central heating with combi boiler and UPVC windows.

Internally you are welcomed by the entrance hall, the spacious front lounge is characterised by the bay window, the large breakfast kitchen enjoys a range of modern units including a built-in hob, double oven, integrated washing machine and fridge/freezer. The extended sunroom offering great versatility overlooking the rear garden and finally a useful cloakroom/wc.

On the first floor are three good sized bedrooms and a family shower room, with the main bedroom enjoying built in wardrobes.

With a well screened plot there are mature gardens to the front side and rear including a patio area, a long driveway provides ample parking and access to the large single garage with an inspection pit.

Perfectly positioned on Hartshorne Road the property is within easy reach of Woodville's excellent range of local amenities including Woodville Infant School, Tesco Express, regular Bus service into Burton on Trent and Swadlincote. Woodville is also convenient for the National Forest with Conkers Visitor Centre, Moira Furnace and Hicks Lodge with its many cycle paths and walks all within 10 minutes drive.

### TENURE

We are advised the property is Freehold

### COUNCIL TAX

The property is in Band C

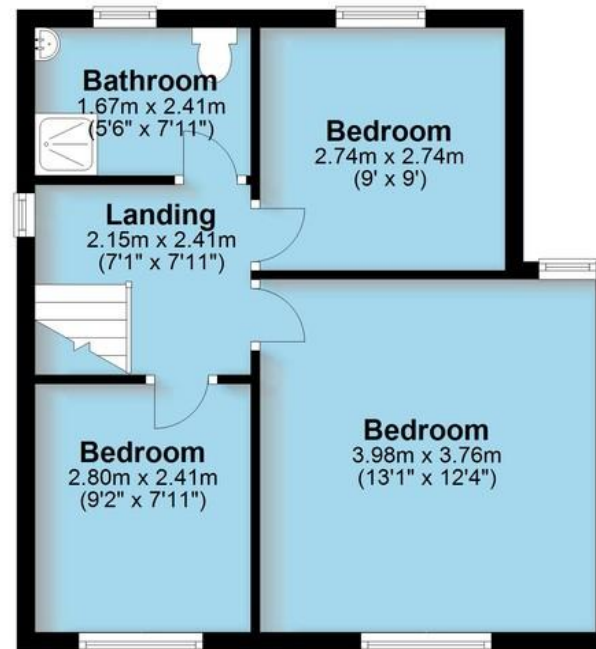




## Ground Floor



## First Floor



Total area: approx. 106.9 sq. metres (1151.0 sq. feet)

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