

Hartshorne Road

Woodville, Swadlincote, DE11 7HY

John 
German






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£350,000



A bespoke family home set upon a beautiful private mature garden plot backing onto brook and woodland. It further benefits from ample parking and a double garage plus has the potential to extend (subject to PP).

Early viewing is strongly recommended to fully appreciate the position of this bespoke home. It has ample parking along with a double garage and to the rear are amazing gardens which offer fantastic privacy, maturity and have an abundance of wildlife from birds to the occasional deer. At the rear of the garage is a lean to conservatory measuring approx. 2.35m x 3.88m. This really is a fantastic family home.

Accommodation - Step inside the entrance hall having a uPVC entrance door, side window, parquet flooring underfoot and a central turning staircase leads you to a full galleried landing above. Leading off the hall is a very useful guest's cloakroom plus a shower room which comprises a corner quadrant shower with shower above, concealed cistern WC and a feature vanity cupboard with storage and inset sink having a fitted mirror above with pelmet light plus a velux skylight and ladder style towel radiator.

The property has a lovely through lounge with views over the delightful gardens to both the front and rear. At the focal point of the room is a stone fireplace with inset living flame gas fire and leading off is a dining area which again has beautiful views across the rear garden.

An additional dual aspect reception room provides a versatile living space that could be used for a family room, study or a separate formal dining room.

The kitchen has extensive base and wall mounted cabinets wrapping around the room and features an integral ceramic hob with electric oven, microwave, dishwasher and fridge. Set above the sink is a wide feature picture window offering views over the rear garden. Leading off is a very useful utility area/boot room, doors to both the front and rear elevations and an internal door into the double garage.

From the hall take the stairs to the first floor and you will arrive at a feature galleried landing which has views across the hallway below. Arranged around there are three bedrooms and a family bathroom. Bedroom one is a beautifully proportioned through room with dual aspect windows to the front and rear elevations. Bedroom two has fitted wardrobes along one wall and again has a picture window overlooking the garden below and bedroom three is another good sized room having a window to the side and a built in storage wardrobe with eaves access beyond.

The family bathroom is half tiled and has a panel bath, pedestal wash hand basin and WC. It further benefits from a separate fully tiled shower with Aqualisa mains shower above.

Outside - To the front as previously mentioned is a block paved driveway providing plentiful off road parking along with access to the double garage. The front gardens are laid principally to lawn and have well stocked mature borders. Gated side access takes you around to the rear and here you will find absolutely gorgeous gardens including a large patio area with lawns beyond, mature trees, shrubs and flowers. The gardens have an irrigation system installed and back onto a brook and woodland beyond.

There is a Ring doorbell and two cameras located at the front and rear of the property.

Notes: We would like to make prospective purchasers aware that circa 2000 the garage and utility area/boot room were underpinned due to structural movement. We understand from the vendors that this has not affected the house in any way. There are covenants on the land registry, a copy of which is available upon request.

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

Property construction: Brick **Parking:** Drive and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: Fibre

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14062024





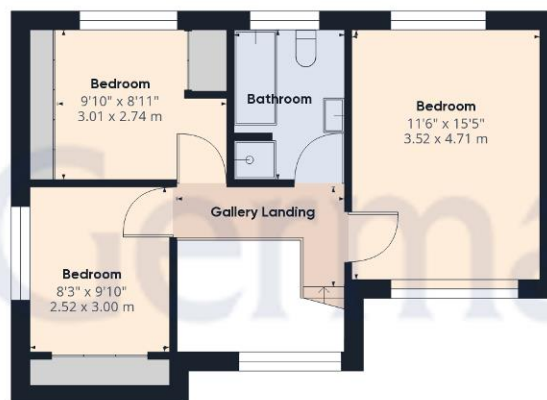


Ground Floor

Approximate total area⁽¹⁾

1478.59 ft²

137.37 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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