

# Meakin Drive

Woodville, Swadlincote, DE11 7GB

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£259,000

Beautifully presented family home offering stylish living space centred around a gorgeous, recently refitted luxury contemporary kitchen diner which opens into lovely southerly facing landscaped gardens. It also offers a well proportioned lounge, guest's cloaks, three bedrooms, en suite, family bathroom, garage & driveway.

This stylish home offers beautifully appointed accommodation over two floors, ideal for family living. It lies on a popular development on the very fringes of Woodville and is conveniently placed for ease of access to all of the National Forest's highlights such as Conkers, Hicks Lodge etc and is only minutes away from the market town of Ashby de la Zouch with its many amenities.

The property sits back from the road behind a hard landscaped foregarden with a pathway approach to the entrance door. To the side is a driveway providing off road parking and access to the single garage.

A look inside will reveal a welcoming reception hallway with attractive tiled floor and window to the side. Directly ahead is the guest's cloakroom which has a continuation of the tiled floor and a white suite comprising a close coupled WC and pedestal wash hand basin with feature ceramic tiled splash backs.

Immediately to your right a door swings open to reveal a very well proportioned lounge with a staircase off to the first floor with understairs cupboard beneath.

Next is the heart of the home and a real highlight of the property having recently been refitted in July of 2023, this beautiful high gloss contemporary kitchen really must be seen. It has an extensive array of base and wall mounted cabinets which wrap around three sides of the room with stylish granite countertops having an inset sink and Quooker instant hot water tap above. Integrated appliances comprise a gas hob with extractor hood over and oven set beneath, fridge freezer and dishwasher. Attractive tiled flooring runs throughout the room, there is ample space for a dining table and uPVC double glazed French doors offer views out to the garden and access of course to the extensive paved patio area.

On the first floor there are three good sized bedrooms with the principal bedroom having the benefit of fitted wardrobes with sliding doors and its own private en suite with WC, pedestal wash hand basin and tiled glazed shower with glazed entrance door and shower above.

Serving bedrooms two and three is the family bathroom, again finished in white comprising panelled bath with shower mixer tap, pedestal wash hand basin, WC and attractive tiling to the bath and sink areas.

Outside - Returning downstairs and passing through the kitchen out into the rear gardens which are another highlight of this property, enjoying great privacy to the rear. There is an extensive paved patio area which takes full advantage of the southerly aspect, lawn beyond with raised sleeper edged maturely planted flowering borders and a timber pergola makes a perfect spot for a sheltered sitting area or for a hot tub. Gated side access leads you to the front elevation.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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:** JGA/02082024







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

973.49 ft<sup>2</sup>

90.44 m<sup>2</sup>

(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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#### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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