

# Woodlands Close

Swadlincote, Derbyshire, DE11 9SY

John German











## Woodlands Close

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£450,000

John German is delighted to present this spacious and beautifully designed four-bedroom detached family home, situated on an exclusive private development of just ten houses. This modern property offers an ideal living space for families, with a versatile layout and stylish finishes throughout.



Woodlands Close in Swadlincote is an exclusive, sought-after location, renowned for its privacy and serene environment. Built in 2019 by a reputable local developer, this private road features a select development of only ten homes, ensuring a close-knit community atmosphere that is both welcoming and secure. Nestled in the heart of Swadlincote, Woodlands Close offers residents a peaceful retreat from the bustle of daily life while maintaining convenient access to local amenities. The area is surrounded by beautiful countryside, providing ample opportunities for outdoor activities and leisurely walks. This prime location is perfect for families and professionals alike, offering a blend of rural charm and modern convenience. With excellent transport links and a strong sense of community, Woodlands Close stands out as one of Swadlincote's most desirable addresses.

Upon entry to this home, you are greeted by a driveway which is set in front of the property with room for around three cars. The front of the home offers a charming garden which is laid to lawn, to the side you will find a good-sized driveway with space for multiple vehicles and a detached garage. The detached garage provides secure parking and additional storage, whilst having power and lighting throughout. The living space in this remarkable property offers a well-planned living space that caters perfectly to family life. The property benefits from electric underfloor heating in the kitchen, utility, bathroom and en suites. Upon entering, you are greeted by a spacious hallway which provides access to the rest of the ground floor living accommodation. To the left, the expansive main living room is a highlight, with dual aspect windows flooding the room with light and patio doors leading to the rear garden. Adjacent to the main living room, the heart of the home is undoubtedly the impressive kitchen. This modern kitchen features high-quality fittings and offers plenty of space for dining, making it a perfect spot for families. The kitchen is fitted with matching wall and base units, central breakfast island with worktops over, eye level electric oven and an induction hob with cooker hood above. The kitchen is complemented by a convenient utility room, providing additional storage and laundry facilities. A second, smaller living room provides a versatile space that can be used as a snug, study, or playroom, adapting to the needs of a busy family. Completing the ground floor is a conveniently located downstairs W/C.

The first floor of this property offers four generously sized bedrooms, all of which can comfortably fit a double bed. The home boasts two separate en suites, which are in the master bedroom and the second sized bedroom. Both en suites are finished to a high, modern standard and incorporate W/C, wash hand basin and shower enclosure. The additional two bedrooms then share the family bathroom, which once again is kept to a great standard. As well as having an additional shower enclosure, the bathroom also enjoys a bathtub with mixer taps.

The rear garden of this home is an exceptional outdoor space, perfectly designed for relaxation and entertaining. This beautifully landscaped area features a combination of lush lawn and Indian stone slab paving, providing ample space for outdoor furniture.

**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:** Mains.

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

**Broadband and type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

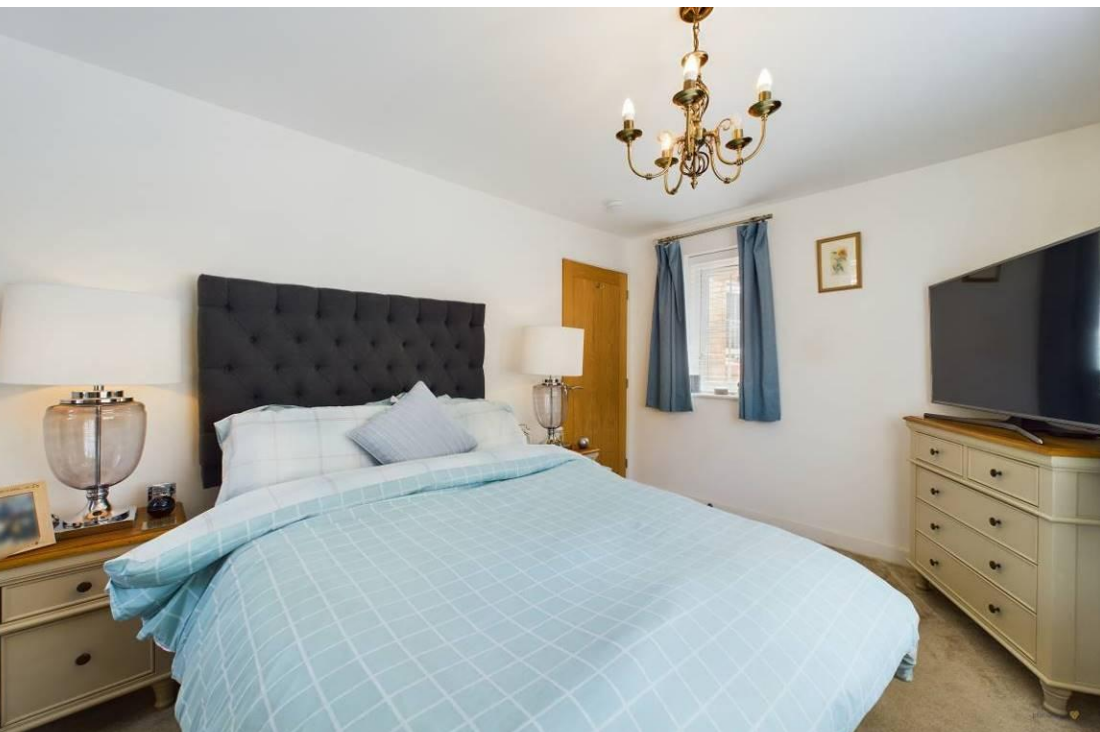
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

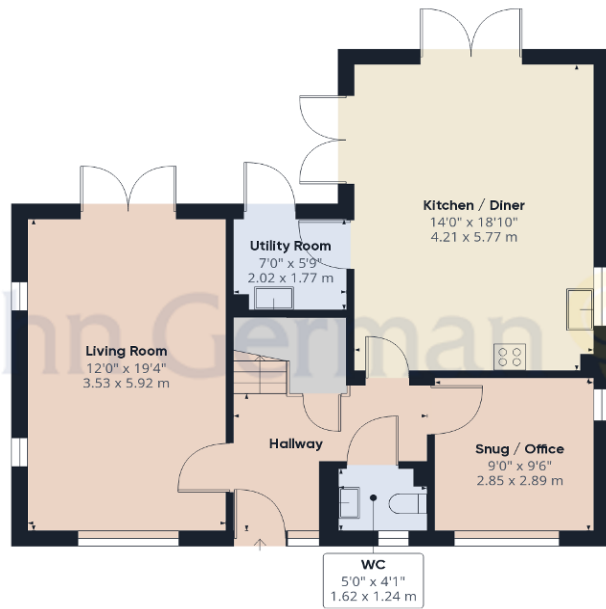
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07082024





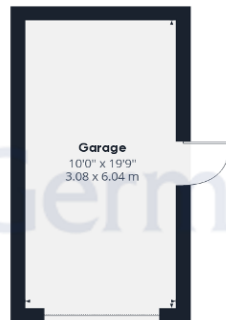




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1671.31 ft<sup>2</sup>

155.27 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

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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