

# Woodville Road

Hartshorne, Swadlincote, DE11 7ET



Character cottage home set in a popular village location, offering spacious accommodation (1191sq ft) with potential for personalisation. It comprises lounge, dining room, breakfast kitchen and pantry, three double bedrooms, family bathroom, large driveway and garage.

£280,000



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This character home offers an ideal opportunity to put your mark on what is a well-proportioned property which offers spacious accommodation coupled with all the benefits of living in a popular village. The property has a large drive to the side with garage, there is a large private courtyard garden to the rear which is only further enhanced by a pretty mature cottage garden to the side of the property.

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton-on-Trent and Derby city centres, the M42/M1 motorway and East Midlands International Airport.

On the ground floor of the cottage, you will find two generous sized reception rooms comprising lounge with beamed ceiling and feature open fireplace alongside a separate beamed dining room with solid fuel stove and back boiler providing a warming focal point and heating for the home.

A connecting door then opens into a large family breakfast kitchen which has a range of fitted cabinets with space for electric cooker, inset sink with mixer tap, there is space for a breakfast table with window above overlooking the courtyard garden, and a staircase takes you up to the first floor. Leading off the kitchen is a useful utility/pantry room with plumbing for a washing machine and open storage shelving.

A look upstairs will reveal three truly double bedrooms with high ceilings alongside a family bathroom equipped with bath, pedestal wash hand basin, WC and a separate tiled shower enclosure with shower above.

Return downstairs and from the kitchen a stable door takes you out into a well proportioned enclosed paved courtyard garden; a secure garden area ideal for children and pets. Through the side gate and with a hop, skip and not even a jump, you are into an enclosed pretty cottage southerly facing garden which is laid mainly to lawn with mature borders. The property further benefits from having a large driveway providing plentiful off-road parking alongside detached garage.

**Agents note:** Please note that the neighbouring cottages have access along the side pathway to their rear gardens. There is no mains gas.

**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:** Solid fuel

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

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

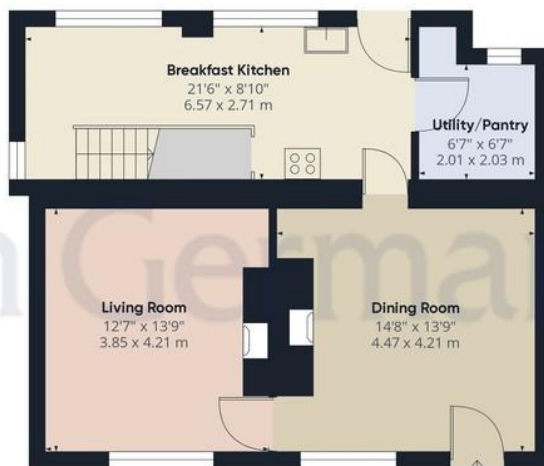
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**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)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/29082024

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Ground Floor



Floor 1

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

1191.24 ft<sup>2</sup>  
110.67 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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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