

# Astbury Way

Woodville, Swadlincote, DE11 7BQ

John German










# Astbury Way

Woodville, Swadlincote, DE11 7BQ

£225,000

Beautifully presented three storey home benefitting from through hallway, guest cloakroom, fitted breakfast kitchen, rear facing lounge/diner, top floor master suite with en suite and dressing area, two further bedrooms and family bathroom, double width driveway, garden to the rear and open aspect across the play park green to the front.

John German 



Woodville enjoys an excellent range of local amenities including shops catering for most day-to-day needs, schools of all grades, recreational facilities, centres of employment and frequent public transport services to both Ashby and Burton upon Trent town centres. Woodville is also conveniently placed on the doorstep to the National Forest with its many scenic country walks and cycle tracks, and popular Conkers Visitor Centre. The M42 is nearby which provides swift access to many East and West Midland conurbations.

The front entrance door opens to reveal a spacious welcoming reception hallway with staircase leading off and lovely glimpses through towards the garden to the rear. A door to the left opens into a lovely modern high gloss contemporary kitchen which has base and wall mounted cabinets running along one wall with complimentary work surfaces incorporating integral gas hob, stainless steel splashback, extractor fan over and oven set beneath. There is space for a washing machine, dishwasher and fridge freezer and the breakfast area has space for a table with a lovely view to the front from the window across towards the green space and play park. Running full width of the home is the well proportioned lounge/dining room which has laminate flooring underfoot and picture windows to the rear with central glazed double doors offering views over the landscaped garden and direct access outside, perfect for summer evenings with friends due to the properties sunny, southerly aspect. Lastly on the ground floor is the guest cloakroom which has wash hand basin and WC.

On the first floor are two good size bedrooms, bedroom two being a particularly good size as it runs full width, just like the lounge below. It has the benefit of double depth fitted wardrobes along one wall providing valuable storage alongside hanging space. Bedroom three has a lovely front aspect and makes for a fantastic home office and completing the first floor is the family bathroom finished in white with bath, WC and pedestal wash hand basin.

The highlight of the house is without doubt the top floor master suite which runs across the whole of the property's footprint. The king size bedroom has lovely part vaulted ceiling with two inset skylights and plenty of room for seating and drawers etc. The room further benefits from dressing area with built in wardrobes, this area leads naturally into the lovely en suite shower room with has oversized double width shower with full tiling, electric shower, pedestal wash hand basin, WC and a perfect space for a dressing table area set beneath the front facing dormer window.

Outside, the property benefits from a double driveway to the fore and electric car charging point. To the rear is a landscaped garden which has a patio area, winding pathway and shaped lawn. There is gated access to the garden and rear of the property.

**Agents note:** We have been advised by the vendor there is no estate maintenance or green space charge.

**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.

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

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

**Broadband and 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 B

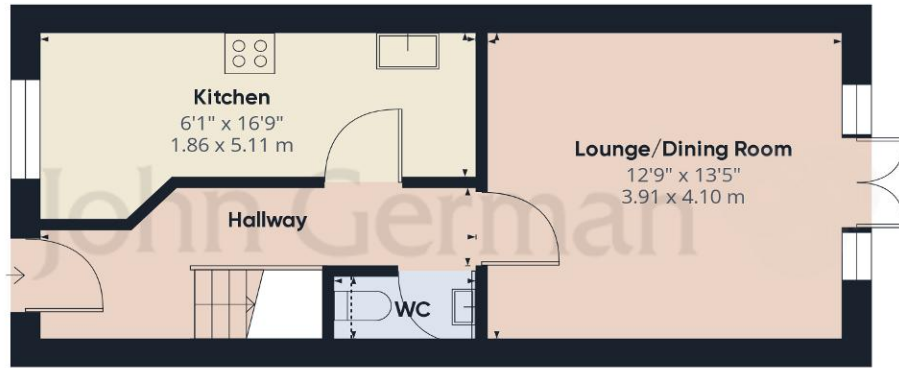
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15102024

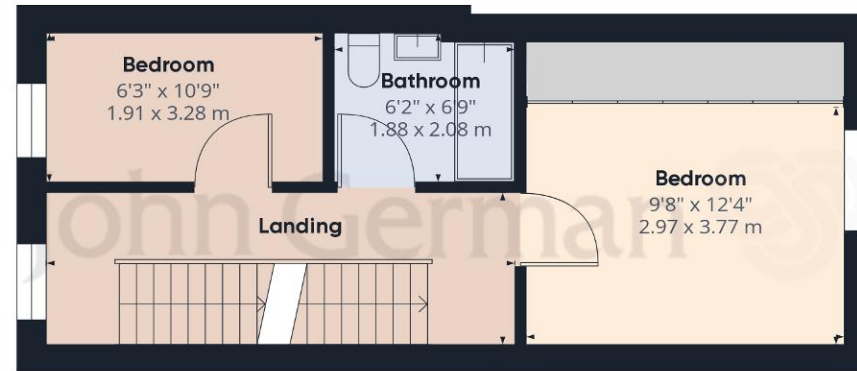








Ground Floor



Floor 1



Floor 2

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

1011.7 ft<sup>2</sup>

93.99 m<sup>2</sup>

**Reduced headroom**

687.81 ft<sup>2</sup>

5.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

**GIRAFFE360**





## 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		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





