

Finch Close

Woodville, Swadlincote, DE11 7QH

John
German






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£240,000



Modern detached home set on a desirable corner plot within a peaceful cul-de-sac, perfectly positioned for woodland walks at the rear and enjoying a private wraparound garden. Offering spacious living accommodation, including a full-depth kitchen/diner, a bright conservatory, three bedrooms, and a detached garage, this property is ideal for families, first-time buyers, or those looking to upsize.

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A lovely, modern detached home, beautifully positioned on a corner plot within a peaceful cul-de-sac, offering immediate access to woodland walks to the rear. The property benefits from a private, generous lawned garden, ideal for families or outdoor entertaining.

Inside, the property features a full-depth kitchen/diner with a front-facing bay window and integrated appliances. The well-proportioned lounge provides a comfortable living space and connects directly to the conservatory, offering an additional room with garden views.

On the first floor, there are three bedrooms, including two good-sized doubles with dual-aspect windows, and a single bedroom, along with a stylish family bathroom.

Step Inside: An entrance hall welcomes you, with stairs rising to the first floor and a door leading into the spacious living room. The living room features a decorative fireplace as a focal point, while glazed double doors open into the uPVC double-glazed conservatory. With a fitted radiator, the conservatory is suitable for use all year round and benefits from French doors opening onto the rear garden.

The kitchen runs the full depth of the property, fitted with a range of base and wall-mounted cabinets along two sides, complemented by stylish countertops. Integrated appliances include a gas hob with extractor hood above, oven beneath, inset sink with mixer tap, dishwasher, and washing machine. A large breakfast bar offers a casual dining option, and there is still ample space for informal seating by the attractive bay window, overlooking the front elevation. A practical walk-in storage cupboard with lighting is perfect for coats and everyday items.

Upstairs: The landing leads to three bedrooms - two generously sized doubles with dual-aspect windows providing plenty of natural light, and a comfortable single bedroom. The family bathroom is stylishly appointed with full-height tiling and features a P-shaped white bath with glazed screen and rainfall shower over, a vanity unit with inset basin and WC, and a ladder-style towel radiator.

Outside: The property is set within the cul-de-sac and features a driveway providing off-road parking and access to the detached single garage. Gated side access leads into the wraparound rear garden, providing both privacy and practicality.

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 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 C

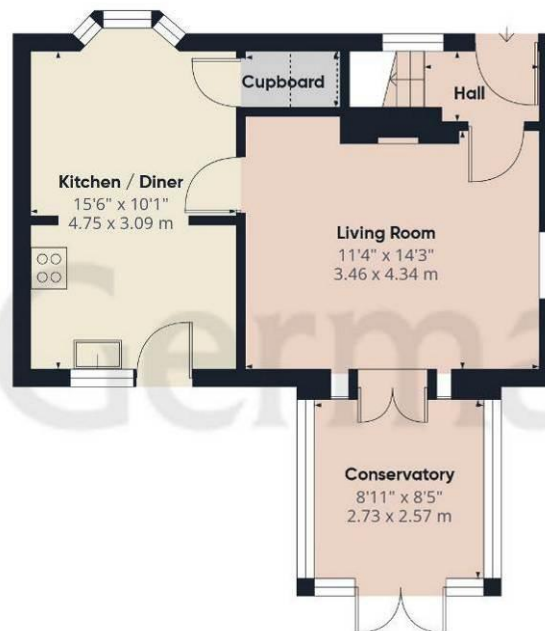
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23062025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

796 ft²

73.8 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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