

Oakway Drive

Woodville, Swadlincote, DE11 8FZ

John 
German





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£236,950

Excellent modern four bedroom home with spacious interior extending to almost 1100 sq.ft or thereabouts with a feature full width open plan live in kitchen, dining and sitting room complemented by a fabulous external garden room which makes an ideal home office/play room.



Much improved by the current owners this detached family home has the benefit of a discreet tucked away location in a courtyard setting of similar properties. The house has the benefit of the remainder of its NHBC warranty, gas fired central heating system, uPVC double glazed windows and a networked internal Internet system with connections points in the principal rooms and garden room, perfect for those working/studying from home. The owners enjoy Gigabit Fibre Internet from their provider.

Accommodation

The entrance door opens into a wide tiled hallway with stairs leading off and cupboard set beneath. On your left you will find a well-proportioned lounge with a feature fireplace having an inset fire and a uPVC double glazed bay window overlooking the front aspect.

At the heart of the home and highlight of the ground floor living space is no doubt the full width open plan live in dining, sitting and kitchen with its tiled floor, extensive base and wall mounted cabinets running along two walls, complemented counter tops incorporate a stainless steel sink with mixer tap alongside a four ring gas hob with stainless steel splash back and oven set beneath. There is space for a dining table and family sofa and double French doors lead you out onto the rear garden. A useful utility/pantry room is accessed off the kitchen.

Climb the stairs to the first floor and here you will find there are four bedrooms, the master bedroom has the benefit of fitted wardrobes and its own private en suite shower room. Bedrooms two, three and four have the benefit of a modern family bathroom suite.

Outside the property sits in a courtyard location with a shared approach with the neighbouring properties. A driveway provides ample off road parking and turning area in turn leading to a single garage. Gated side access leads to the rear where the gardens have been paved for entertaining and ease of maintenance. Here lies the aforementioned garden room, this fabulous sized room is currently used as a cinema room and has power, light and internet connection.

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

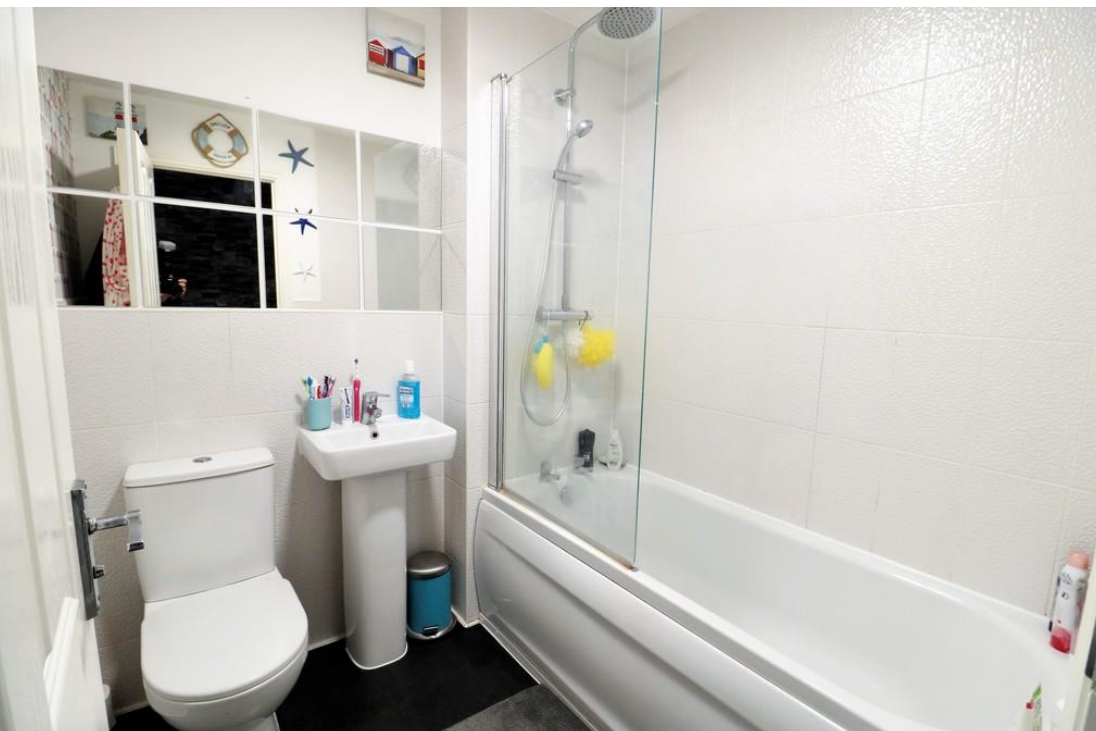
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

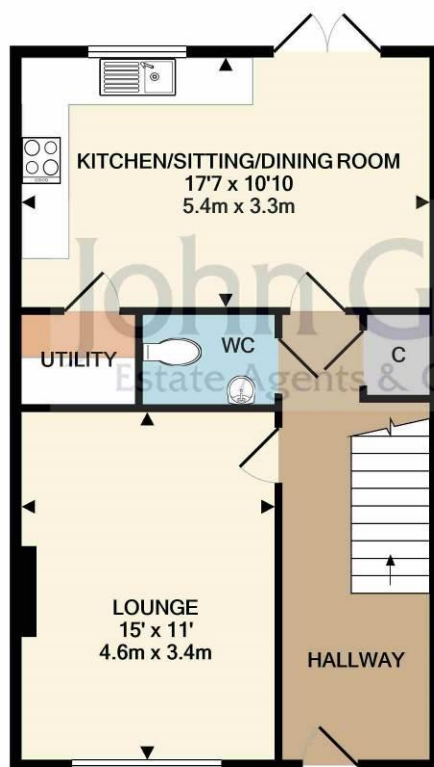
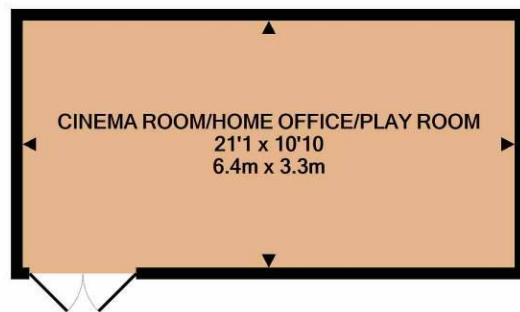
Useful Websites: www.environment-agency.co.uk www.nwleics.gov.uk

Our Ref: JGA/14012021

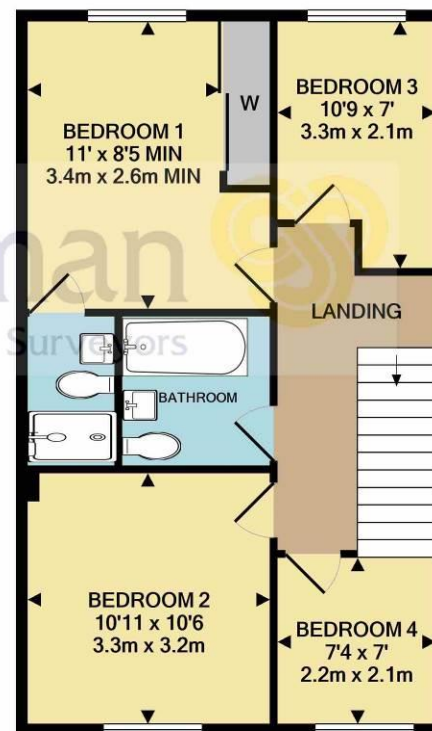
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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