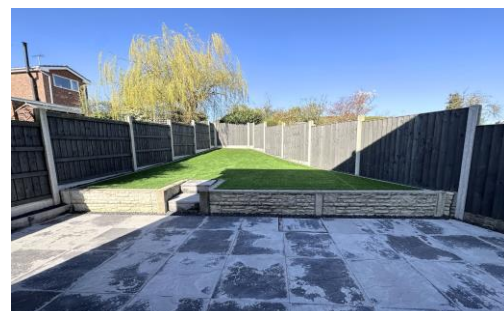




## 3 WREN CLOSE

Woodville Swadlincote Derbyshire DE11 7QP

Monthly Rental Of £1,100



**NEWTON**FALLOWELL 



Impressive, Fully Re-Furbished Detached Home! This three bedroom house, situated on the popular Birds Estate in Woodville, offers superior and stylish accommodation, entirely upgraded, that also includes a brand new kitchen/diner, lounge and re-fitted bathroom. There's also plenty of parking and a garage with utility area. AVAILABLE IMMEDIATELY - CALL NEWTON FALLOWELL TO VIEW - 01283 217772

#### LOCATION

Situated on the popular and conveniently located Birds Estate at Woodville, South Derbyshire. Just a short journey from a wide range of amenities available in Swadlincote and Ashby as well as the National Forest and the commuter routes of the A50/M1 and M42.



#### ROOM SIZES

**LOUNGE AREA** 11' 8" x 15' 1" (3.57m x 4.6m)(max)

**KITCHEN AREA** 6' 10" x 9' 10" (2.1m x 3m)

**DINING AREA** 8' 2" x 8' 10" (2.51m x 2.7m)

**BEDROOM 1** 8' 11" x 12' 1" (2.74m x 3.7m)

**BEDROOM 2** 8' 10" x 10' 2" (2.7m x 3.1m)(max)

**BEDROOM 3** 6' 2" x 9' 2" (1.9m x 2.8m)



#### DESCRIPTION

This fully re-furnished home offers impressive accommodation that is accessed from the front to a hall with stairs off to the first floor and a door to the stylish open plan living/dining/kitchen. The living area has a feature inglenook style recess and opens to a dining area with French doors to the garden. The dining area then opens to the brand new kitchen, with wall and base units, gas hob, electric oven, built in dishwasher and appliance spaces. There's also a pantry with shelves and a door to the garden. To the first floor, the master bedroom is located to the front and has built in wardrobes. Bedroom two is also a double, with a storage cupboard, overlooking the rear garden. Bedroom three is a single, with built in storage, located to the front. The re-fitted bathroom completes the accommodation, with a bath with mains shower, wash basin and WC.

#### Outside

To the front, the property has plenty of parking on the cobbled paved drive. A side gate provides access to the private rear garden with paved patio and artificial lawn. There's also an attached garage, with a full utility area to the rear, including units, sink, and appliance spaces (with plumbing)



### Points to Note

**MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **ANTI MONEY LAUNDERING -** All estate agents are required, by law, to check the identification of all prospective tenants prior to commencing a tenancy. Suitable forms if ID include new style drivers licence or signed passport.

### Availability

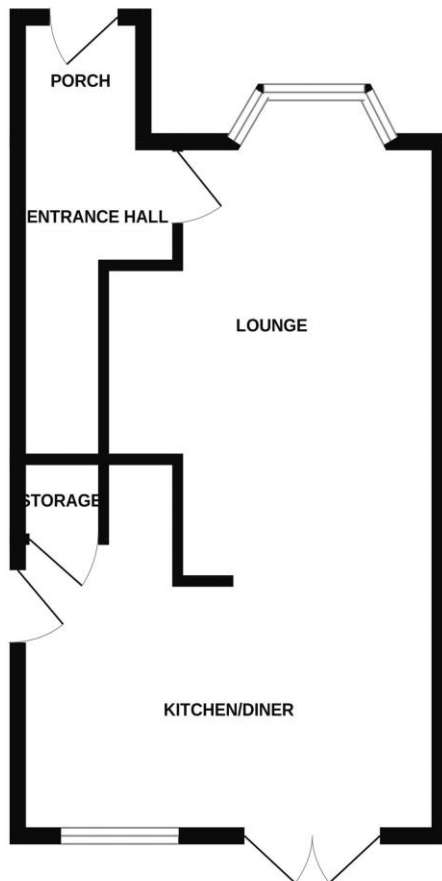
**AVAILABILITY:** Immediately **FURNISHING:** UN-FURNISHED  
**DEPOSIT:** £1263 Please note: Tenant charges may apply; see [www.newtonfallowell.co.uk/lettingsfees/swadlincote](http://www.newtonfallowell.co.uk/lettingsfees/swadlincote)

### Council Tax

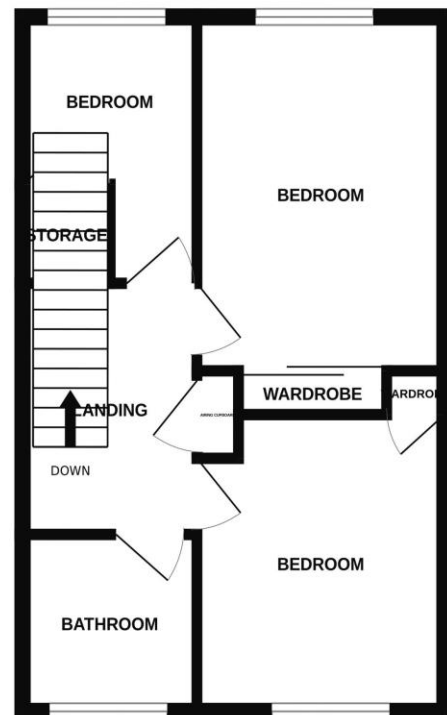
The property is within South Derbyshire District Council and is listed as a band C property at <https://www.gov.uk/council-tax-bands>.



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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12/05/2023, 10:02

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

3 Wen Close  
Woodville  
SWADLINCOTE  
DE11 7DP

Energy rating  
**C**

Valid until: 11 May 2033  
Certificate number: 0380-2215-7250-2507-6655

Property type

Detached house

Total floor area

73 square metres

### Rules on letting this property

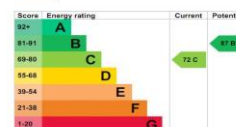
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

T: 01283 217772 e: [swadlincote@newtonfallowell.co.uk](mailto:swadlincote@newtonfallowell.co.uk)  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)