



£425,000

5 Bedroom Semi-Detached House for sale  
WOODVILLE ROAD HARTSHORNE, SWADLINCOTE



**EweMove**  
SALES AND LETTINGS





## Overview

Don't miss an incredible opportunity to own a stunning 5-bed character home with a ? of an acre plot, surrounded by countryside. With a beautiful two year old kitchen, with underfloor heating, and plenty of space for family life, it is a must-see!



## Key Features

- Stunning third of an acre plot
- Large driveway with electric vehicle charging point
- 2 year old bespoke kitchen, with underfloor heating
- Countryside views
- 5 great sized bedrooms
- Three reception rooms
- Character features
- Semi-rural location

















Welcome to a truly unique and spacious five-bedroom semi-detached family home, perfectly positioned in the desirable village of Hartshorne. Set on a magnificent third of an acre plot, this property seamlessly blends period charm with modern, comfortable living, making it an ideal home for a growing family. Due to the age of the property, the walls are solid brick, offering a peaceful lifestyle.

The heart of the home is the stunning, two-year-old kitchen-diner, a fantastic space for entertaining. It boasts a stylish breakfast bar, integrated appliances, and a range cooker. The kitchen diner is kept cosy with underfloor heating. The dining space features a fireplace and space for a large dining table, perfect for family gatherings and entertaining. The kitchen leads to a practical utility room, which has access to the courtyard. Also, from the kitchen is access to another versatile room, that is currently used as a playroom, with a fireplace and two windows, creating a bright and cosy room.

The property features a welcoming living room with a characterful fireplace, perfect for a cosy evening in. A unique feature of the home is the convenience of two separate staircases, one from the living room and another from the kitchen-diner, enhancing the flow of the property.



Upstairs, the home offers five well-proportioned bedrooms. Three are comfortable double rooms, and the remaining two, currently used as singles, are large enough to accommodate a double bed, offering excellent flexibility. Storage is well-catered for, with built-in wardrobes in one bedroom and a useful cupboard over the stairs in another. The spacious family bathroom features a luxurious four-piece suite, including a separate bath and shower enclosure, complemented by a large double storage cupboard.

The outdoor space is a major asset to this home. To the side, there is an enclosed courtyard with a storage shed and a convenient outside toilet, which have Staffordshire blue tiles on the roof, offering high durability. Beyond this lies the incredible, extensive rear garden, stretching to approximately a third of



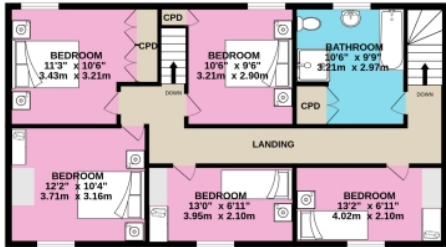
# Floorplans



GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.4 sq.m.) approx.



5 BED SEMI-DETACHED

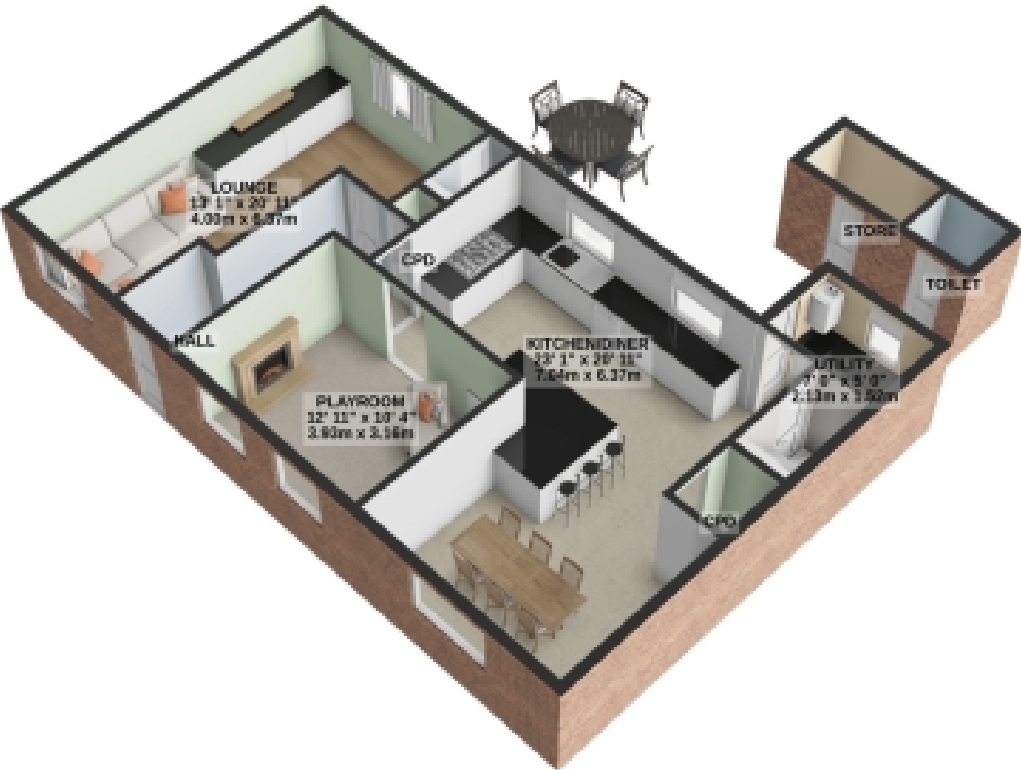
TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.

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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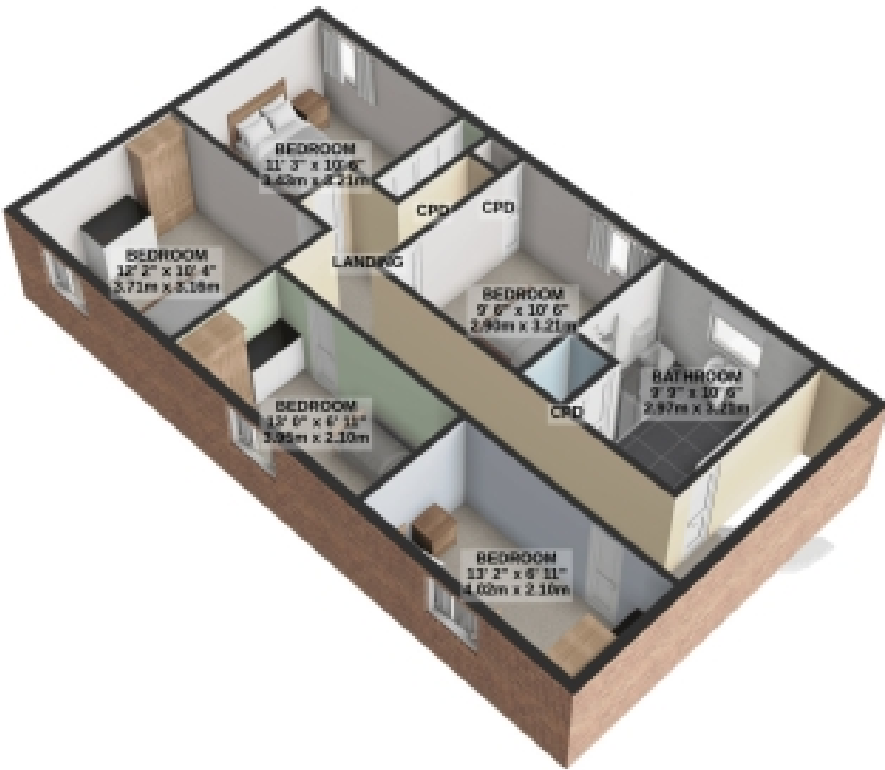


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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