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33 Jubilee Park

| DE11 7NZ | Guide Price £325,000 - £345,000

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- Guide Price Range £325,000 - £345,000
- Four Generous Bedrooms
- Fully Fitted Breakfast Kitchen With A Separate Utility
- Rear Garden - Large Driveway Leading To An Integral Garage
- Freehold - EPC Rating
- Detached Family Home In Woodville
- Two Reception Rooms
- Downstairs WC - Ensuite - Family Bathroom
- Amenities Nearby
- Council Tax Band





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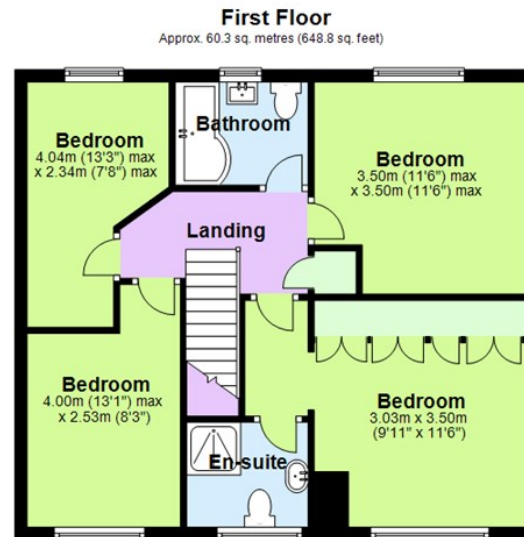
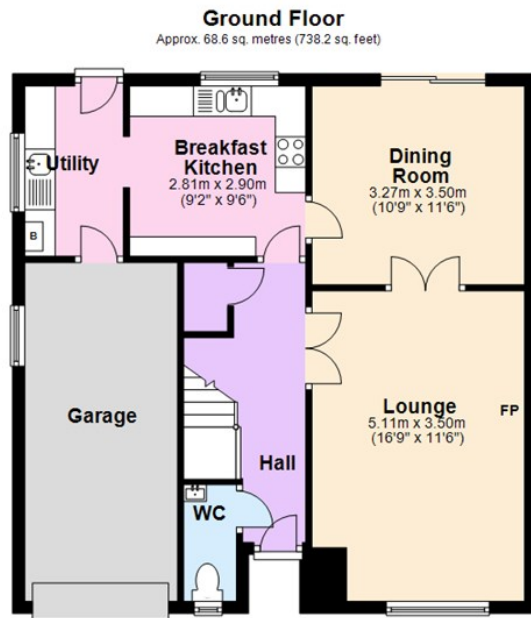
Royston & Lund are pleased to offer this stunning detached house located on Jubilee Park in the highly sought after location of Woodville, Swadlincote. Its proximity to the National Forest offers residents and visitors ample opportunities for outdoor activities and scenic walks. The village has a close-knit community feel, with local amenities such as schools, shops, and recreational facilities supporting its residents.

Entering into the property you are greeted by the hallway which provides access to the accommodation on both floors including a WC. There are two spacious reception rooms; the lounge and the dining room with patio doors into the garden. The fully fitted breakfast kitchen includes a range of units, useful breakfast bar for easy dining, integrated appliances and access to a separate, convenient utility room.

With four bedrooms to the first floor, there is ample space for all the family. The main bedroom benefits from fitted wardrobes which provide ample store and an en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which consists of a three piece white suite including a WC, wash basin and a bath with an overhead shower. The property spans across 1,387 sq ft, offering plenty of room throughout.

Outside, to the rear there is a well-maintained rear garden which comprises of a decked area, lawn, patio space and hard standing for a shed which is ideal for outdoor store. One of the standout features of this property is the parking space available for up to four vehicles, the large driveway leads to an integral garage.





Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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