



**Brunt Lane, Woodville, Swadlincote, DE11 7EW**

**£299,950**

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**Humphreys**



# Brunt Lane, Woodville, Swadlincote

**\*\*Generous 5 Bedroom Detached Home \*\* Cul De Sac Location \*\* No Upward Chain \*\***

An impressive family detached residence providing fantastic accommodation for the growing family offering potential to further improve and adapt, with well proportioned accommodation benefiting uPVC double glazing and gas central heating.

The internal accommodation opens with a welcoming entrance hall, guest cloakroom/ wc, a good sized lounge on the front aspect with walk-in bay window, separate dining room with double doors opening into the spacious dining kitchen benefitting a comprehensive range of units with integrated appliances, alongside a separate utility room.

On the first floor is the master bedroom suite with a walk-in wardrobe and en-suite shower room. Completing the first floor is the main family bathroom and the four further bedrooms of generous proportions. Outside the home is set back behind the double width driveway, giving access to the single integral garage (currently partitioned, with internal door to utility room) and the low maintenance front garden. The rear garden offers a good degree of privacy with paved patio and lawn. A delightful location with open green space on the front aspect and within easy reach of many local amenities.



## Location

Lying between the market towns of Swadlincote and Ashby De LA Zouch this small popular development off High Street, Woodville, Built by Cameron Homes, offers a small children's play area, and within easy reach of Woodville's local amenities; including Woodville Infant School, a Tesco Express, takeaways and regular bus service. Convenient for the National Forest with many local walks surrounding Swadlincote, with Conkers Visitor Centre, Moira Furnace and Hicks Lodge with its many cycle paths and walks and all within a 10 minute drive.

## The Accommodation

### Welcoming Hallway

With laminate flooring, radiator with stairs rising to the first floor accommodation.

### Guest Cloakroom

Fitted with a white W.C, wash hand basin, radiator & laminate flooring.

### Lounge

5.44m x 3.35m (17'10 x 11'0)

The focal point being a living flame effect electric fire with remote control, walk-in bay window to the front aspect, radiators, fitted wall lights and door back to the reception hallway.

### Dining Room

3.68m x 2.77m (12'1 x 9'1)

Occupying the rear elevation with French patio doors to rear garden, radiator and double doors to the open plan dining kitchen.

### Kitchen Diner

5.21m max x 4.45m max into l-shape (17'1 max x 14'7 max into l-shape)

A comprehensively fitted kitchen area with a wide selection of wall and base units, built-in oven and gas hob with a stainless steel extractor hood above, large fridge freezer space, boiling water tap system beneath the sink, ceiling light combined Bluetooth speaker with tiled flooring continuing through to the dining area. The dining area has French patio doors opening on to the rear garden, door to hallway, a useful below stairs storage cupboard and access to the utility room.

### Utility Room

2.57m x 1.57m (8'5 x 5'2)

Fitted with base units, sink with drainer and freestanding dishwasher space (included) washing machine plumbing, tile flooring, radiator, extractor and back door to the garden and internal door to the garage.

### Partitioned Garage Area

4.09m x 2.44m (13'5 x 8'0)

With a concealed gas central heating boiler and fuse board. The garage door is retained on the exterior for maintaining access once stud wall is removed.

## First Floor Landing

With airing cupboard housing the hot water cylinder, storage cupboard and loft access with pull down ladder, partly boarded for further storage.

## Master Bedroom

3.66m x 3.48m (12'0 x 11'5)

With a double glazed window to front elevation with electric blind, radiator, walk in wardrobe and door to en-suite.

## En-suite Shower Room

1.91m x 1.85m (6'3 x 6'1)

Fitted with a larger shower enclosure with remote Mira shower, wash hand basin, W.C, tile flooring, extractor fan and radiator.

## Bedroom Two

3.45m x 2.95m min (11'4 x 9'8 min)

with radiator and built-in double wardrobe with window on the rear aspect overlooking the attractive garden.

## Bedroom Three

5.08m x 2.57m (16'8 x 8'5)

Located on the front aspect with magnetic wall paper to one side and radiator.

## Bedroom Four

3.40m max x 2.62m (11'2 max x 8'7)

An attractive room on the rear elevation with built-in wardrobe and radiator.

## Bedroom Five

2.44m x 2.21m (8'0 x 7'3)

The smallest of the five bedrooms, however a generous size and would also work well as a home study enjoying the view over the rear garden.

## Family Bathroom

2.11m x 1.68m (6'11 x 5'6)

Offering a three piece bathroom suite comprising bath with shower over, wash hand basin, W.C, tile flooring, radiator and extractor fan.

## Outside

Th the front an artificial lawn and hedgerow, with side gate to the enclosed rear garden with paved patio and lawn, outside tap and fenced boundaries.

## Agent Note

The home is situated on a modern development, subject to an annual charge approximately £650 per year. The precise figure to be confirmed with your legal advisor prior to exchange and completion.

Draft details awaiting vendor approval and subject to change.









