



Blueberry Way, Woodville, Swadlincote

 4  2  1

£335,000



Key Features

- Impressive Detached Family Home
- Lovely Cul De Sac Location
- Fabulous Far Reaching Views
- Beautifully Appointed Throughout
- Separate Work From Home Pod
- Built-In Wardrobes To All Four Bedrooms
- EPC rating C
- Freehold





Situated upon a quiet cul de sac this impressive four bedrooomed detached family home is beautifully presented throughout and a recommended internal inspection will reveal spacious accommodation. in brief the accommodation comprises: - entrance hall, guest cloak room, large bay windowed sitting room, stunning open plan living dining kitchen, utility room and on the first floor a landing leads to four well proportioned bedrooms all having built-in wardrobes, en-suite to master bedroom and family bathroom. Outside to the front a sweeping driveway provides ample parking and a landscaped fore garden. To the rear is a easy to maintain garden which is hard landscaped and includes a separate insulated timber building which currently is used as an entertaining zone but could be a gymnasium or work from home office. The rear offers far reaching views over Hartshorne.

Accommodation In Detail

Open Canopied Entrance

having Corinthian column and composite contemporary entrance door with double glazed visibility light and obscure double glazed light to side leading to:

Entrance Hall 4.35m x 1.82m (14'4" x 6'0")

having solid engineered oak flooring, oak newel post and glass and oak handrail and balustrades, concealed understairs storage, low intensity spotlights to ceiling, coving to ceiling and fitted smoke alarm.

Guest Cloak Room

having low level wc, vanity wash basin, one central heating radiator, fitted extractor vent and solid engineered oak flooring.

Sitting Room 3.33m x 4.8m (10'11" x 15'8")

having feature fireplace with fitted inset fire surmounted on a black granite hearth and backplate, Upvc double glazed window to front elevation, coving to ceiling, two central heating radiators and multi panelled double doors leading through to:

Open Plan Dining Kitchen

featuring:

Kitchen Area 3.32m x 2.3m (10'11" x 7'6")

having an extensive array of high gloss grey fronted base and wall mounted units with complementary rolled edged working surfaces with iridescent fleck, polycarbonate sink and draining unit with mixer taps, Upvc double glazed window providing fabulous open views to the rear, stripped engineered oak flooring, four ring gas hob with glass extractor over, concealed under unit lighting, low intensity spotlights to ceiling and built-in Hotpoint double oven.

Dining Area 4.58m x 3.16m (15'0" x 10'5")

having stripped engineered oak flooring, two contemporary charcoal central heating radiators, Upvc double glazed window to rear elevation, low intensity spotlights ceiling and coving to ceiling.

Utility Room 1.64m x 2.2m (5'5" x 7'2")

having fitted units, plumbing for washing machine, one central heating radiator, stripped engineered oak flooring, half obscure double glazed door to side elevation, courtesy access door to garage and wall mounted gas fired central heating boiler.

On The First Floor

Landing

having low intensity spotlights to ceiling, fitted smoke alarm, access to loft via retractable ladder and airing cupboard incorporating pressurised hot water cylinder.

Master Bedroom

having three double built-in wardrobes, one double central heating radiator, coving to ceiling and Upvc double glazed window to front elevation.



En-Suite Shower Room

having low level wc, over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, half tiling complement to walls, full tiling to shower area, low intensity spotlights to ceiling, coving to ceiling, one central heating radiator and fitted shaver point.

Bedroom Two 2.83m x 3.78m (9'4" x 12'5")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and built-in triple wardrobes.

Bedroom Three 3.79m x 2.58m (12'5" x 8'6")

having Upvc double glazed window to front elevation, coving to ceiling, one central heating radiator and built-in triple wardrobes.

Bedroom Four 2.58m x 2.58m (8'6" x 8'6")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and built-in mirror fronted wardrobes.

Family Bathroom

having modern three piece white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, coving to ceiling, heated ladder towel radiator, shaver point and extractor vent.



Outside

To the front of the property is a landscaped fore garden and a sweeping driveway providing parking for numerous vehicles. To the rear is a delightful garden enjoying fabulous views, the garden featuring block paving, decking area with built in lights and a large insulated timber gymnasium/work from home pod or ancillary accommodation with electric light and power.

Garage 5.41m x 2.52m (17'8" x 8'4")

having electric roller shutter door, electric light and power.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

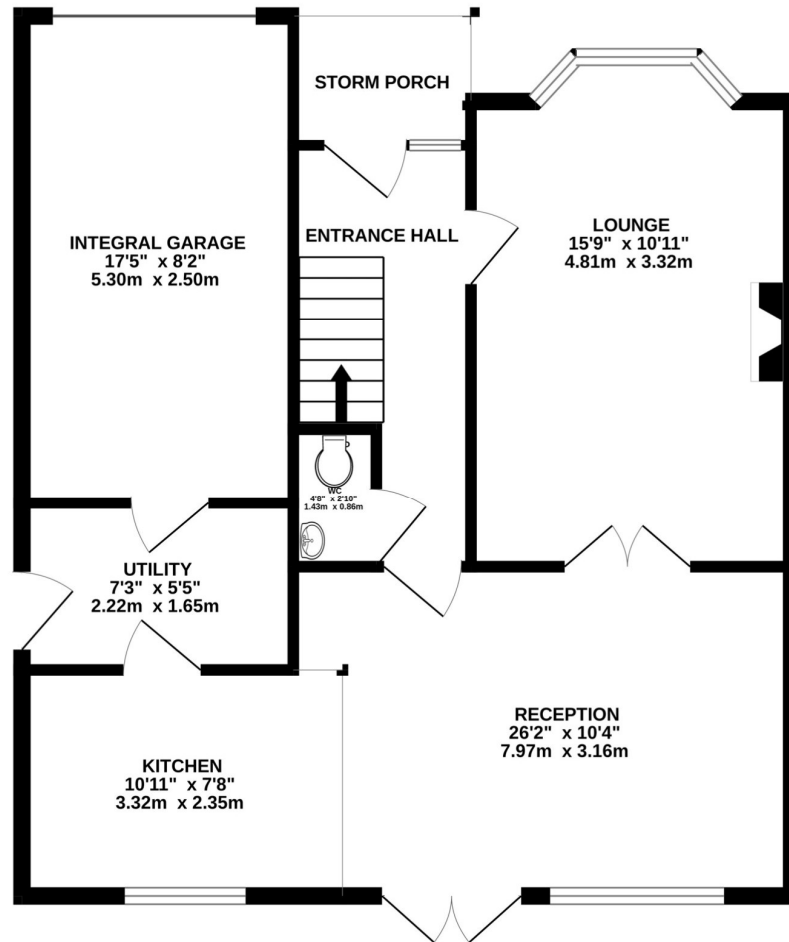
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

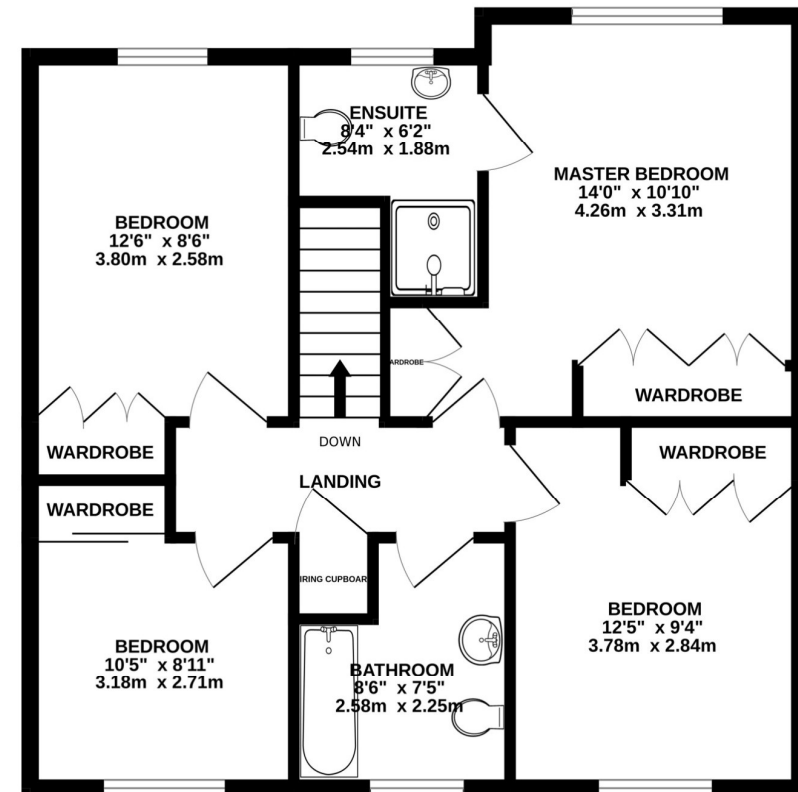
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GROUND FLOOR




1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	74	
(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 
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