



Sage Drive, Woodville, Swadlincote





£189,950



## Key Features

- Two Bedroomed Semi Detached Home
- Sought After Location
- Well Landscaped Rear Garden
- Great Sized Driveway
- Cul De Sac Location
- Dining Kitchen
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned two bedroomed semi detached home located within a cul de sac on a highly sought after residential area in Woodville. Benefitting from an abundance of off road parking and immaculately landscaped rear garden this property is ideal for any first time buyer or investor. In brief the accommodation comprises: - lobby, cloak room, lounge, dining kitchen and on the first floor a landing leads to two bedrooms and bathroom. The property benefits from no upward chain and viewings are highly recommended.

### Accommodation In Detail

Composite double glazed door leading to:

#### Lobby

having one central heating radiator and built-in storage cupboard housing consumer unit for electrics.

#### Lounge 3.61m x 4.58m (11'10" x 15'0")

having mock marble fireplace with wooden surround, tv aerial point, BT points, thermostat for central heating, staircase rising to first floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Dining Kitchen 3.61m x 3.01m (11'10" x 9'11")

having range of base and wall mounted units, laminate roll top work surface, stainless steel sink and drainer with chrome taps, space for dishwasher, washing machine, oven and fridge/freezer, gas fired central heating boiler, controls for hot water system, BT point, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed sliding patio doors leading out to rear garden.

### On The First Floor

#### Landing

having one central heating radiator and built-in storage cupboard housing the hot water cylinder.

#### Bedroom One 3.61m x 2.02m (11'10" x 6'7")

having tv aerial point, access to loft space, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 3.61m x 2.68m (11'10" x 8'10")

having one central heating radiator and Upvc double glazed window to front elevation.

#### Bathroom 1.7m x 1.93m (5'7" x 6'4")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and chrome thermostatic shower, glass folding shower screen, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

### Outside

To the front of the property is a tandem tarmac driveway providing parking for up to three vehicles. There is a fore garden which is tiered with railway sleepers, a gravelled pathway leads to the front and the rest of the front is mainly laid to lawn with paved steps leading to the front door. To the rear is a fully enclosed garden which is well landscaped with two good sized decked areas, raised sleeper beds, good sized lawn, steps lead down to the driveway and there is a garden shed.

### 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

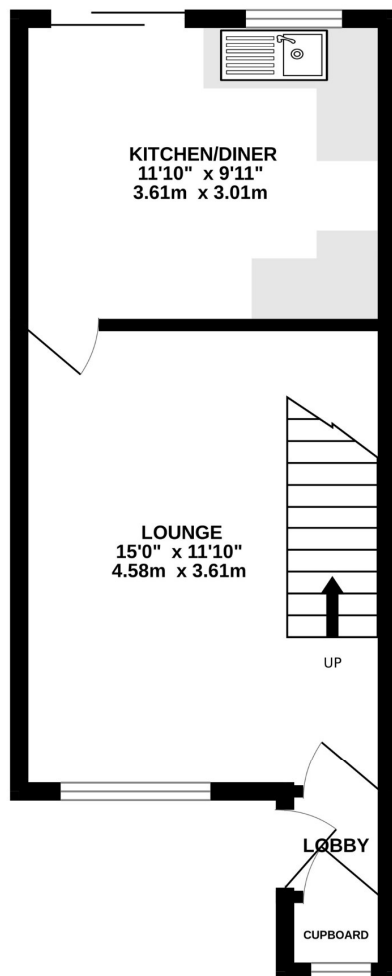
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

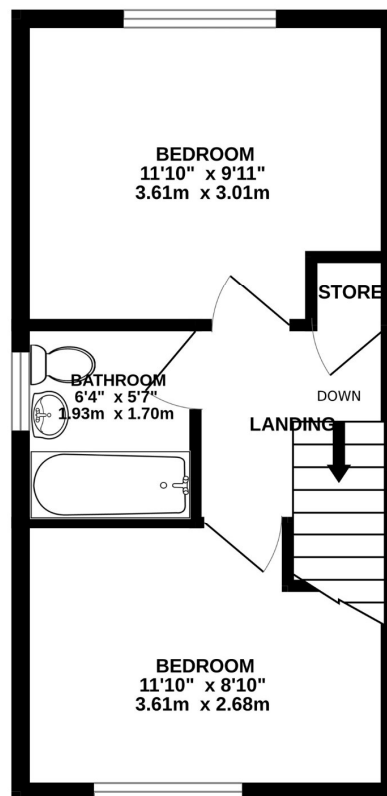
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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.  
Made with Metropix ©2025



