



10 Jubilee Park
Woodville, Derbyshire DE11 7NZ
Reduced to £360,000

lizmilsom
properties 

10 Jubilee Park, Woodville, Derbyshire DE11 7NZ

*** NEW PRICE RELEASE *** WAS £385,000 - NOW £360,000 - NO OFFERS - CHECK THIS PROPERTY OUT NOW!! IMPRESSIVE, READY TO MOVE INTO, upgraded & much improved DETACHED FAMILY HOUSE set within an extensive PLOT a DOUBLE GARAGE with connecting door to the property and double width off road parking. The property benefits from gas central heating and PVCu double glazing throughout. Set back from road in the quiet much sought after established cul-de-sac, the accommodation includes a Entrance Hall, spacious Lounge with double doors to separate Dining room with patio doors leading out on to the extensive landscaped rear garden, fabulous refitted Breakfast Kitchen, with separate Utility and Guest Cloaks/WC. To the first floor, there are four DOUBLE Bedrooms, the master with en Suite and completing the accommodation is the family bathroom. Externally private non overlooked rear garden with two extensive patio seating areas, lawn which is beautifully maintained. With MOTIVATED SELLERS - VIEWING is absolutely ESSENTIAL in order to appreciate the size, condition and location. EPC rating D. TO VIEW : CALL the multi-Award winning Agents LIZ MILSOM PROPERTIES - Open 7 days - Late till 8pm Thursdays.

- Splendid executive detached home
- Double garage with parking
- Separate Utility, Guest Cloaks/WC
- Modern family bathroom
- Rare opportunity
- Much sought after Cul-de-sac
- Fabulous fitted Breakfast Kitchen
- 4 double bedrooms Master En Suite
- Landcaped rear garden
- HURRY TO VIEW!!



Location

Situated on a small development of modern 4-5 bedroomed detached houses, built by Peveril Homes. Jubilee Park is a popular and conveniently located cul-de-sac with good access to local amenities in Woodville, the nearby National Forest and local towns of Swadlincote and Ashby de la Zouch. The property is also well placed for access to commuter routes to Derby, Leicester, Birmingham and Nottingham. Woodville is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Burton on Trent, Tamworth and East Midlands Parkway.

The Well Presented Accomodation

Entrance Porch

Modern contemporary front entrance door with side window casement and external light providing access to:

Reception Hall

With stairs leading off to first floor, doors leading through Lounge and doors to Lounge, Breakfast kitchen, Guest cloaks, connecting door to double garage.

Spacious Lounge

18'6 x 11'0 (5.64m x 3.35m)

A focal point of which is the wall mounted inset gas fire surround with fire surround. Double glazed bow window to the front aspect, two radiators and laminate flooring. TV aerial and telephone point, coving to ceiling, two centre and two wall light points. Multi-paned double doors providing access to the:

Separate Dining Room

11'7 x 11'0 (3.53m x 3.35m)

Located to the rear of the property, having large double glazed patio doors overlooking the rear garden and fields to the rear, radiator, laminate flooring and coving to ceiling. Door leading to the:

Splendid Breakfast Kitchen

14'5 x 13'0 (4.39m x 3.96m)

Recently refitted Breakfast Kitchen having a comprehensive range of high quality wall and floor mounted high gloss units with surface, ample rolled edge quartz work surface areas with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap over. Peninsular Island arrangement/ breakfast bar with shelving and units beneath, ideal for preparation matching quartz work surface areas. Included in the sale are the integrated appliances larder fridge, grill, gas hob and extractor hood, freezer, double oven, four ring gas hob. Attractive large floor tiling with the luxury of under floor heating , radiator and large double glazed picture window overlooking the rear garden, fields and distant views, door to hall, dining room and utility.

Separate well fitted Utility

7'7 x 6'3 (2.31m x 1.91m)

With matching floor mounted unit with inset sink unit with single drainer and mixer tap over. Space for tumbler dryer and plumbing for automatic washer. Work surface over and matching part tiled splash backs with under floor heating. The modern wall mounted Ideal Logic gas boiler serves both the central heating and domestic hot water systems. Door leading to the rear garden and access to:

Guest Cloaks/WC

Located off the Utility to the side aspect having contemporary round wash hand basin with chrome fittings, attractive tiled splash backs and low level WC. Extractor fan, opaque double glazed window to side elevation and under floor heated tiled floor.

First floor and Landing

With carpeted attractive balustrade staircase and built-in airing cupboard with hot water cylinder and shelving. All accommodation leads off.

Master Bedroom

17'2 x 11'2 (5.23m x 3.40m)

A fantastic sized bedroom having fitted wardrobes with sliding double doors, TV aerial point, radiator fitted carpet and large picture window overlooking the front aspect. Door to

En Suite Shower Room

5'3 x 4'5 (1.60m x 1.35m)

Having three piece white suite comprising of low level WC, pedestal wash hand basin and fully tiled shower cubicle with fitted chrome power shower. Shaver point/light, attractive tiling to walls, opaque double glazed window to front aspect, tiled floor deep built-in linen cupboard.

Bedroom Two

11'1 reducing to 8'9 x 12'9 (3.38m reducing to 2.67m x 3.89m)

Great sized double bedroom with window to the front aspect, TV aerial and telephone point, radiator, laminate style flooring and plenty of space for free standing wardrobes

Bedroom Three

13'2 max x 7'9 (4.01m max x 2.36m)

A great sized double, having double glazed window overlooking the rear garden and views, radiator, TV aerial, Telephone point and fitted carpet. This room is currently used as an office/study but also has inset built in wardrobes with sliding doors

Bedroom Four

10'5 x 7'8 (3.18m x 2.34m)

A good sized double bedroom with radiator, laminate flooring and window overlooking the rear garden

First floor refurbished family Bathroom

9'8 x6'0 (2.95m x1.83m)

With modern contemporary three piece white suite with chrome fittings, with panelled bath, pedestal wash hand basin and low level WC. Attractive fully tiled walls and floor covering . Opaque double glazed window to the rear aspect, recessed lighting and radiator.

Outside Front and landscaped rear gardens

The property occupies a generous sized plot having lawn and slabbed pathway leading to the front entrance door. Double width driveway providing AMPLE OFF ROAD PARKING for two vehicles which leads to the DETACHED DOUBLE GARAGE. Side timber gates provides access to the delightful landscaped rear garden. Having flagged shaped patio area with lawn The patio area is extensive and ideal for entertaining and holds a generous sized seating area with a water feature and raised beds. There is a further secluded area with patio, ideal for relaxing which enjoys a high degree of privacy with well maintained panelled fenced boundaries.

Attached double garage

With up and over doors, power and light supply and added benefit of a connecting door into the property,

Important notes of interest

Our sellers wish to be transparent and honest, and to comply with The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 requires

estate agents to ensure that sales particulars are true and accurate.

Adjacent to the rear of this property there are two fields which we understand from local Leaflet distribution may be considered by Stonebond Properties is currently progressing a Planning Application for 56 properties 11 No 97 Hartshorne Road, Woodville. To view more information then please click on the link below:-

HollandLloyd.co.uk/consultation/woodville.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

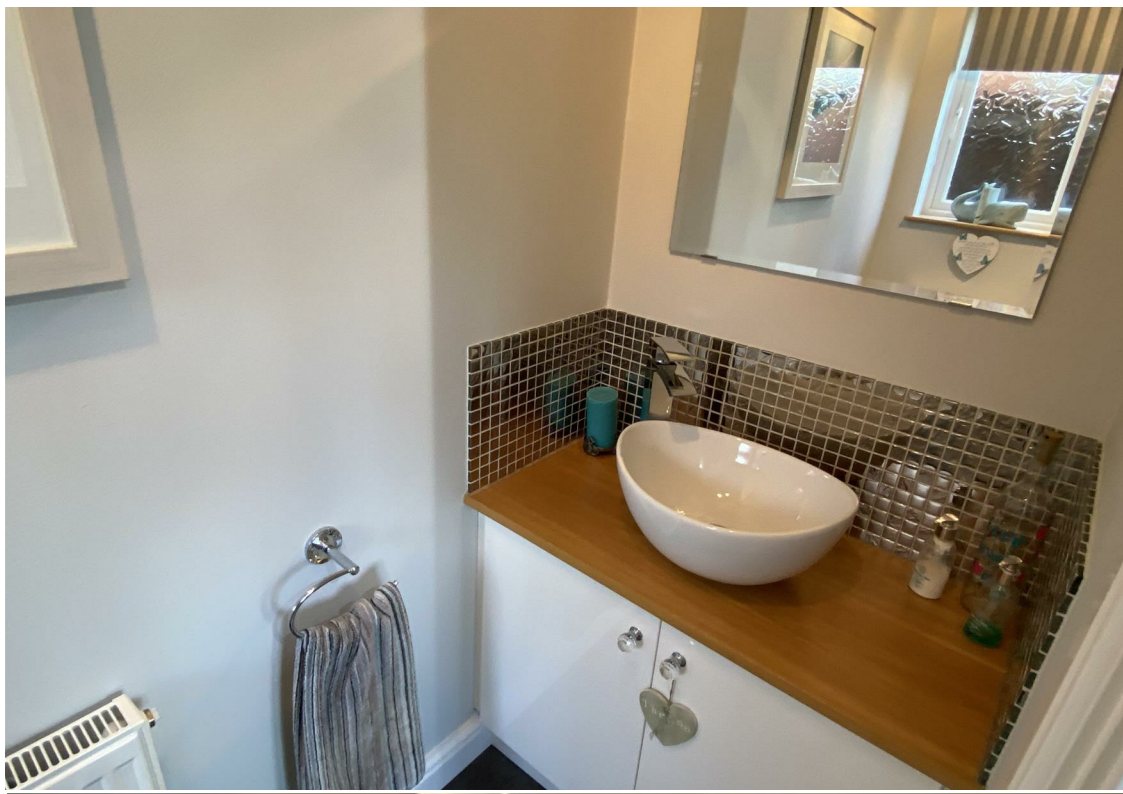
Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/17.09.2022/1 DRAFT

LMPL/LMM/EMM/18.09.2022/2 APPROVED

LMPL/LMM/EMM/23.10.2023/3 PR & AM





Directions

The property is best approached by travelling from our Hartshorne office, turning right onto the A514, Woodville Road, Hartshorne which then runs into its continuation Hartshorne Road. Jubilee Park is a cul-de-sac on the right hand side and the property is situated on the right hand side, please note that there is no 'For Sale' board at this property. For SAT NAV use DE11 7NZ

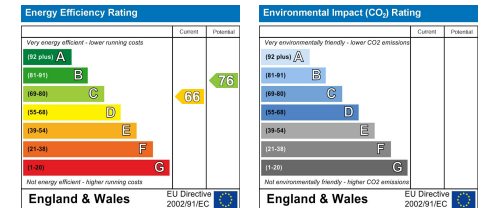
GROUND FLOOR



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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COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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