



**2 Spode Drive**  
**Woodville, Derbyshire DE11 7BG**  
**Offers around £264,500**

**lizmilsom**  
**properties** 

## 2 Spode Drive, Woodville, Derbyshire DE11 7BG

**\*\* LIZ MILSOM PROPERTIES \*\* - MOTIVATED SELLERS .....** we are excited to bring the market this **FANTASTIC SIZED, SPLENDID**, beautifully presented, 4 bedroom **FAMILY HOME** which is **READY TO MOVE INTO**. Built by Taylor Wimpey on the outskirts of the popular Dovedale development. The property in brief comprises; **GARAGE with OFF ROAD PARKING** and access gate to the rear garden. Reception Hallway, extensive Lounge area with walk-in bay, separate Dining Room and Breakfast Kitchen. There is a Guest Cloaks, Refurbished En-Suite to Master, and 3 further good sized Bedrooms and Family Bathroom. **HURRY** to view, as this **ESTATE is HIGHLY POPULAR -OPEN LATE ON THURSDAYS** till pm

- Splendid 4 bed FAMILY HOME
- Motivated sellers - EPC rating "C"
- Spacious Breakfast Kitchen
- 3 further Great Sized Bedrooms
- DETACHED Garage
- Popular Dovedale Development
- Extensive Lounge & Separate Dining Room
- Master Bedroom with Ensuite
- Family Bathroom
- Early Viewing Recommended



## Location

Built by Taylor Wimpey, the property is close to the national forest for walks with the dog and within walking distance to local schools and bus routes. Swadlincote is approximately half a mile away providing an array of amenities. Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles travelling distance.

## Overview - Ground Floor

A modern family home, this property has UPVC double glazing and gas central heating throughout. The front door provides access to the Reception Hallway with access to the guest WC, stairs to the first floor and landing and door to both the Lounge and Breakfast Kitchen. The lounge has a feature walk-in bay window to the front elevation and is a great sized room - ideal for larger families. Off the Lounge is a doorway leading through to the separate Dining Room having French doors leading out onto the rear garden and patio area, carpet to the flooring, centre light point and radiator. A further door leads through to the Breakfast Kitchen which is located to the rear of the property. The Breakfast Kitchen has a good range of cottage cream wall and floor mounted units, there is ample space and plumbing for appliances, built in gas hob, electric oven, with extractor hood overhead, attractive tiling to walls and floor with door leading back to the Reception Hallway.

## Overview - First Floor

To the first floor, the Master Bedroom is positioned to the rear of the house and has built in wardrobes, carpet to the flooring, centre light point, TV point, radiator and a door leading through to the En-suite shower room, with a three piece suite consisting of double shower, low level WC and wash hand basin. Bedroom Two is also a DOUBLE room which is also located overlooking the rear elevation - having laminate style flooring, centre light point, radiator and TV point. Bedroom Three which can be found to the front of the property and again is a further DOUBLE Bedroom. The

Fourth Bedroom is a good sized large single, to the front of the house and has a storage cupboard over the stairwell. The airing cupboard and family bathroom completes the accommodation off the landing. The bathroom has a three piece bathroom suite with shower attachment overhead.

## Reception Hallway

### Ground Floor Cloaks/WC

### Generous Lounge

15'3 x 14'4 (4.65m x 4.37m)

### Separate Dining Room

11'6 x 9'10 (3.51m x 3.00m)

### Breakfast Kitchen

11'5 x 10'9 (3.48m x 3.28m)

## Stairs to First Floor & Landing

### Bedroom One

12'4 x 11'1 (3.76m x 3.38m)

### Bedroom Two

9'10 x 7'9 (3.00m x 2.36m)

### Bedroom Three

11'1 x 8'4 (3.38m x 2.54m)

### Bedroom Four

9'10 x 9'6 (3.00m x 2.90m)

## Family Bathroom

## Overview - Outside

The property is set back from the road behind a lawned fore garden with garden path leading to the front entrance door and side gated access gate.

The rear garden consists of a patio area with fenced boundaries and raised beds and fenced boundary with steps leading down to a further play area which in turn provides access to the gated access to the Garage. The Garage can be accessed via it's own service pathway with rear access door. The Garage has up and over door, light and power.

To the front of the Garage there is OFF ROAD PARKING for two vehicles.

## 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.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## Measurements

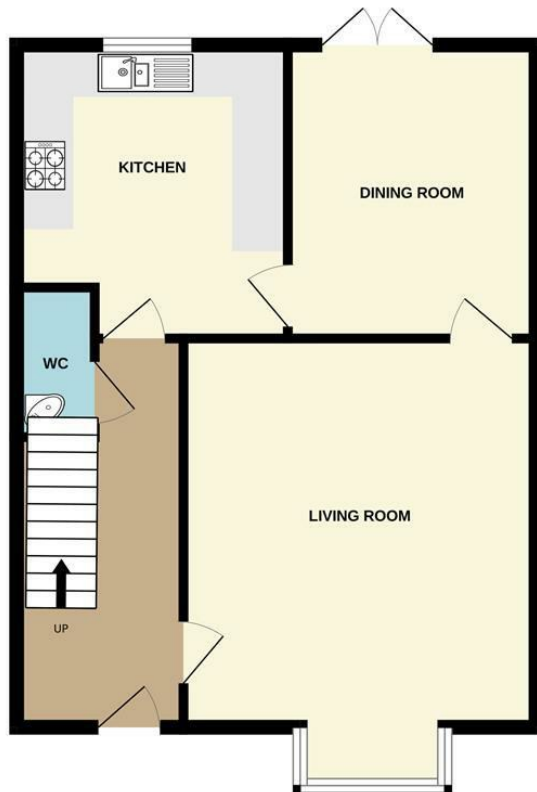
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

## Disclaimer

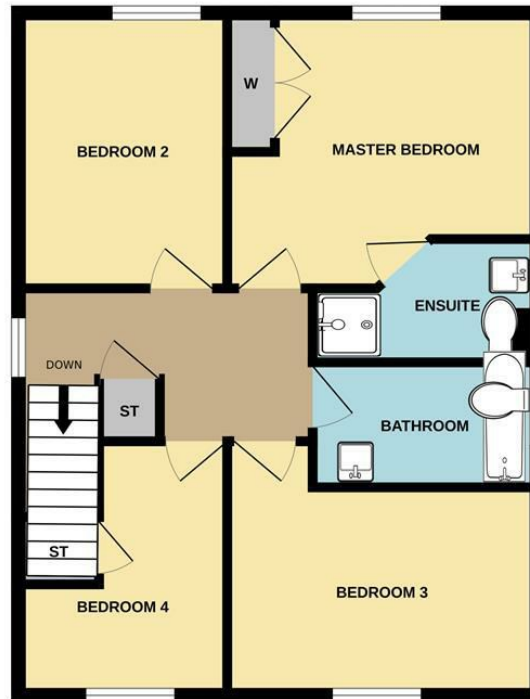
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

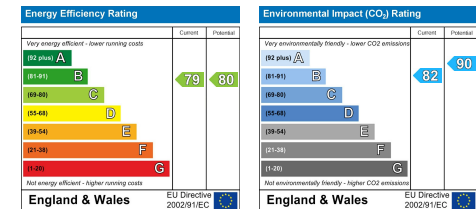


TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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.  
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## Directions

The property is best approached by travelling along the A511 from Ashby, travelling along Boundary and then Ashby Road, Woodville at the traffic lights turn left into Hepworth Road and proceed to the roundabout, turn right into Hepworth Road and turn right into Spode Drive the subject property is situated on the right hand side clearly denoted by our distinctive red "For Sale" board.



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ [liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## COUNCIL TAX

Band: D

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

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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