


**4 Barrys Close, Located off Excelsior Drive), Woodville, DE11 8DZ**  
**£259,950**



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

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## 4 Barrys Close, Woodville, DE11 8DZ

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to bring to the market this well-presented THREE BEDROOM DETACHED family Home with GARAGE, OFF ROAD PARKING, delightful rear garden & CONSERVATORY. Situated on this popular development the property in brief comprises; Reception Hall, good size Lounge which leads through to the spacious Conservatory, guest Cloaks/WC, fitted Kitchen and separate Dining Room To the first floor is an attractive landing with lots of light, Main Bedroom with range of fitted wardrobes, two further good sized Bedrooms and a family bathroom. Externally the property has a low maintenance front garden with a large screened rear garden and patio ..... HURRY TO VIEW - this one is not to be missed - Council Tax Band "C" / EPC Rating awaited. OPEN 7-DAYS A WEEK

### Location

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. Station Road is a popular residential area located off the High Street, being handy for all the local amenities. 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 Infant & 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 away.

### Overview - Ground floor

The property benefits from gas central heating via double glazing throughout including the addition of a great sized Conservatory.

Approached via a double glazed entrance door with laminate flooring, stairs lead off to the first floor and all accommodation leading off.

Separate Dining room is located to the front perfect for entertaining with friends and family. Adjacent to this room is the fitted Kitchen being well fitted with a range of wall and floor mounted units, gas hob, electric hood and extractor hood. Plenty of appliance space, plumbing for automatic washing machine, tiled floor. The kitchen is located to the front of the property and there is side access door leading to the drive and garage.

Guest Cloaks/WC with two piece suite and then off to the right is the spacious Lounge which is located to the rear, with feature fireplace with fitted electric fire and double glazed French doors lead through into the Conservatory. The Conservatory is a great sized further reception room which overlooks the rear garden with practical laminate flooring and door to rear garden.

- Splendid detached family home
- 3 Reception rooms including Conservatory
- Guest Cloaks/WC and family bathroom
- Driveway & garage
- Motivated sellers - Excellent road links to M42
- Gas central heating & double glazed
- Fitted Kitchen with oven and hob
- 3 generous first floor bedrooms
- Delightful private rear garden
- Viewing highly recommended !

### Overview - First floor

Stairs leading to the first floor with window providing plenty of natural light, built in cupboard housing the hot water cylinder, there are three generous sized bedrooms, Bedroom One and two are double with fitted wardrobes and are located to the front and rear, the third bedroom is located to the front and is above average size. Completing the first floor accommodation is the family bathroom.

### The deceptively spacious accommodation:

#### Reception Hall

#### Rear spacious Lounge

15'1" x 12'4" (4.60m x 3.77)

#### Splendid Conservatory

12'8 x 7'0 (3.86m x 2.13m)

#### Separate Dining Room

10'8" x 8'9" (3.26m x 2.69m)

#### Fitted Kitchen

11'10" x 9'4" (3.61m x 2.87)

#### Guest Cloaks/WC

#### First floor and Landing

#### Main Bedroom

11'9 x 9'1 (3.58m x 2.77m)

#### Double bedroom Two

11'9 x 9'6 (3.58m x 2.90m)

#### Front Bedroom Three

12'9 x 6'10 (3.89m x 2.08m)

#### Family bathroom

7'2 x 6'4 (2.18m x 1.93m)

#### Outside

#### Front low maintenance garden

Comprising of specimen shrubs and plants with blue slate covering.

#### Side driveway providing off road parking

#### Detached single garage

Up and over door, power and light supply, door leading out into the private garden.

#### Fully enclosed rear garden

The delightful rear garden has a timber gate leading from the driveway and comprises of raised established flower beds, patio, lawn and further raised decking area perfect for entertaining, panelled fenced boundaries lawn and well placed trees for added privacy.



## 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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## 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.

## 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.

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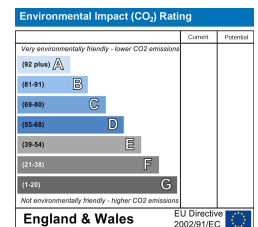
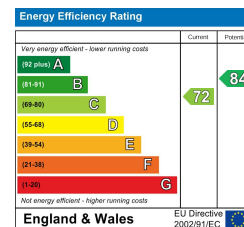
## Disclaimer

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/21.10.2023/1 DRAFT

## Directions

For Sat Nav purposes use DE11 8DZ



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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## COUNCIL TAX

Band: C

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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