



**80 Donington Drive**  
**Woodville, DE11 8AU**  
**£225,000**

**lizmilsom**  
**properties** 

## 80 Donington Drive, Woodville, DE11 8AU

\*\*\* Spacious Family Home with MOTIVATED SELLER \*\*\* LIZ MILSOM PROPERTIES are delighted to present to the market this spacious 3 storey family home set ideally to commute into the town centre as well as being a short walk from National forest land, Albert Village Lake and the tourist attraction of Conkers. The property comprises of in brief:- entrance hall, fitted kitchen, reception room, splendid Conservatory & Guest Cloaks/WC. To the first floor provides a family bathroom, two well proportioned bedrooms and on the 2nd floor there is a extremely spacious Master bedroom with fitted wardrobes and an en suite. Outside to the rear is a privately enclosed low maintenance rear garden with patio seating area and access to a single garage and side driveway providing off road parking. The property is offered with NO UP-WARD CHAIN - EPC rating C - Council Tax Band C VIEWING - HIGHLY RECOMMENDED

- Great 3 storey family home
- Spacious Lounge with French doors
- Top floor - Master bedroom with ensuite
- Low maintenance front & rear gardens
- Excellent road network easy access to M42
- Fitted Kitchen with Oven & Hob
- Leading through to Conservatory
- Two generous bedrooms and bathroom
- Garage and off road parking
- NO UP-WARD CHAIN



## **Location**

Woodville is well placed for the community with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch Tamworth and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has an array of excellent local amenities including doctors surgery, vets, garage, convenience stores, hairdressers, newsagents, post office and pharmacy. Schooling both primary and secondary are within easy travelling and walking distance. For recreation purposes there is also the Swadlincote Dry Ski-Slope and Conkers Tourist Centre just a short driveway.

## **The well presented accommodation comprises:-**

### **Reception Hall**

Storage cupboard, radiator, tiled flooring, stairs leading to first floor landing, doors to Fitted Kitchen, Lounge/Diner and Cloakroom

### **Cloakroom/Wc**

Fitted with two piece suite pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.

### **Fitted Kitchen**

12'1" x 6'5" (3.68m x 1.96m)  
Located just off the entrance hall at the front of the property. The Kitchen is fitted with a matching range of wall and floor mounted units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted built-in Neff electric fan assisted oven, built-in Neff four ring gas hob with pull out extractor hood over, UPVC double glazed window to front aspect, radiator and tiled flooring.

### **Spacious Lounge/Diner**

15' x 13' (4.57m x 3.96m)  
Located to the rear of the property this is a lovely family room with Two UPVC double glazed window casements and French doors leading through to the Conservatory. to rear aspect, radiator, laminate flooring

### **Splendid sized Conservatory**

Part brick built with UPVC double glazed windows to all aspects, UPVC double glazed doors to rear garden, tiling to floor.

## **Stairs to first floor & landing**

Landing with radiator and accommodation Bedroom Two and three together with family bathroom.

### **Double bedroom Two**

13' x 12' (3.96m x 3.66m)

A great sized double bedroom with UPVC double glazed window overlooking the rear aspect, radiator and carpet.

### **Bedroom Three**

12' x 6'4 (3.66m x 1.93m)

UPVC double glazed window to front aspect, radiator, fitted carpet. Plenty of room for additional free standing furniture.

### **Family bathroom**

Fitted with three piece comprising bath, pedestal wash hand basin and low-level WC, extractor fan, tiled splashbacks, radiator, vinyl flooring.

## **Stairs to 2nd floor and landing to Master bedroom**

12'7 x 12'8 (3.84m x 3.86m)

A fantastic sized double room with four Velux window providing plenty of natural light, radiator, storage cupboard, carpet, fitted double wardrobes and access to En-suite Shower Room:-

### **En Suite Shower Room**

An extremely spacious En suite fitted with double shower enclosure with fitted shower and glass screen, pedestal wash hand basin with tiled splashback and low-level WC tiled splashback, radiator, vinyl flooring. Large velux window.

### **Outside**

Low maintenance front and rear gardens with side access door leading through to the garage and gate leading through to the driveway.

### **Side driveway providing off road parking**

and leading to detached brick built garage with up and over door, pitched roof and power and light supply

### **Detached garage**

Brick built garage with up and over door, side access door, pitched roof, power and light supply

## **Fully enclosed low maintenance rear garden**

Low maintenance garden with patio and gravelled areas with panelled fenced boundaries. The garden lends itself to container gardening if required.

### **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**

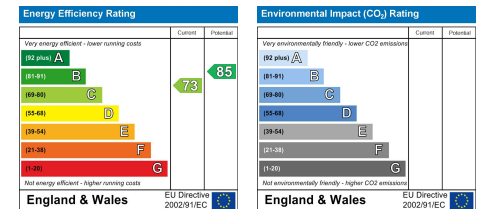
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/MC.15.12.2023/1 DRAFT



## Directions

The property is best approached by travelling out of Woodville along High Street, at the Toll Gate roundabout take the first exit into Moira Road continue for some distance. On reaching the roundabout proceed straight ahead at the large roundabout take the first exit on to Hepworth Road and turn right into Donington Drive, follow the road around and the subject property is situated on the right hand side clearly denoted by our distinctive red for sale sign. For SAT NAV purposes use DE11 8AU



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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

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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

