

21 Teasel Drive, Woodville, Derbyshire, DE11 7GY

£199,950



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

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****LIZ MILSOM PROPERTIES LTD**** are delighted to offer to the market, this well maintained and presented SEMI-DETACHED HOME set within a popular cul-de-sac location in Woodville. The property is close to local amenities and has access to excellent road links. Comprising two DOUBLE bedrooms, family Bathroom, fitted Dining Kitchen, Lounge, delightful enclosed rear garden, long driveway providing AMPLE OFF ROAD PARKING With the benefit of double glazing and gas central heating, EPC Rating "TBC"/ Council Tax Band "B". EARLY viewing of this well equipped property is highly recommended! Call our MULTI-AWARD Winning team for more information. - - Late till 8pm
Thursdays.....

Location

Teasel Drive is a select cu;-de-sac of 2, 3 and 4 bedroom homes and is a very popular residential area for first time buyers, investors and young families. There are schools within walking distance or a short car journey, local parks and countryside walks. 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, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary having an excellent Ofsted Report on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch. Swadlincote is approximately half a mile away and provides excellent amenities.

The Ground Floor Accommodation in More Detail

Entrance Hallway

The property is entered via the UPVc front entrance door and has doors leading of to both the spacious Lounge and ground floor useful Storage Room.

Store Room

Having a window to the front elevation, this is a great useful area - ideal for storage.

Spacious Lounge

14'10 x 11'9 (4.52m x 3.58m)

A focal point of this room is the modern fireplace with inset black marble effect back and hearth and inset electric fire. Having large window to the front elevation, centre light point, radiator, carpet the the flooring and stairs leading off to the first floor and landing. A door leads through to the;

- A property not to be missed!
- Reception Porch & Storage Room
- Great Sized Dining/Kitchen
- Family bathroom incl shower
- Delightful established rear garden
- A splendid well equipped SEMI
- Spacious Lounge
- 2 DOUBLE bedrooms
- OFF ROAD PARKING
- Early viewing recommended

Dining Kitchen

11'9 x 9'10 (3.58m x 3.00m)

This room is ideal for entertaining with space for a dining table and French doors leading out to the rear garden and patio area - to the Kitchen Area there is a good range of wall and floor mounted unit with rolled edge worksurface areas over. Inset sink and drainer with mixer tap, integrated electric oven, gas hob and extractor with ample space and plumbing for appliances. The wall mounted gas boiler is neatly concealed and services both the hot water and central heating system. There is a further window overlooking the rear garden, two centre light points a radiator and laminate style flooring.

Stairs to First Floor & Landing

Stairs lead from the Lounge rising up to the landing area with radiator, centre light point with all first floor accommodation leading off.

Bedroom One

9'10 x 9'5 excluding robes (3.00m x 2.87m excluding robes)

Bedroom One overlooks the rear elevation with built-in wardrobes and sliding mirrored doors, carpet to the flooring, centre light point, radiator and loft access.

Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

Bedroom Two is again a great sized DOUBLE Bedroom overlooking the front elevation. With carpeted flooring, centre light point, radiator and bulk head.

Family Bathroom

The Family Bathroom completes the accommodation - having a three piece white suite consisting of low level WC, pedestal wash hand basin, panelled bath with electric shower over and glass screen, tiled splashbacks and vinyl flooring. There is a heated towel rail and opaque window to the side elevation.

Outside - Front

To the front of the property there is a low maintenance astro-turf area with side driveway providing ample OFF ROAD PARKING and in turn leads through to the;

Outside - Rear

A great sized rear garden again being low maintenance with a substantial decked area with gravelled seating area, fenced panelled boundaries - ideal for growing families or outdoor entertaining.

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 COMPETITIVE 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

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.

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.

Services

Water, mains gas and electricity are connected. The

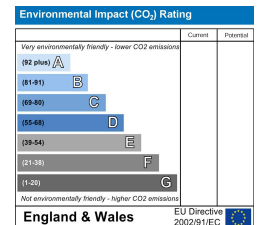
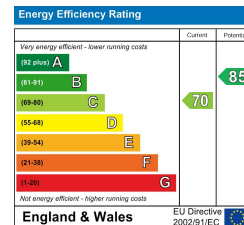
Directions

The property is best approached by travelling from our office in Dinmore Grange, Hartshorne, turning right into Woodville Road, which then becomes Hartshorne Road (A514) upon reaching the Tollgate roundabout take the fourth exit into Burton Road, Woodville (A511) and turn right into Sorrel Drive. Proceed for some distance and Teasel Drive is a turning on the right hand side, continue for a short distance and the subject property is on the left hand side.

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.

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.



TOTAL FLOOR AREA: 625 sq ft (58.0 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, 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 actual, current and expected figures have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with Metrage 5/2023

COUNCIL TAX

Band: B

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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