



8 Blueberry Way
Woodville, Derbyshire DE11 7GX
£239,950

lizmilsom
properties 

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****PRICE ADJUSTMENT **- NOW BETTER VALUE AT £239,950*** CHECKOUT this SUPERB 3 storey, SEMI, offered for sale by *** LIZ MILSOM PROPERTIES *** located on this ever popular small development, benefitting from PVCu double glazing, gas centrally heated, immaculately presented with gated OFF ROAD PARKING, DETACHED GARAGE and a delightful landscaped garden. Generous sized bedrooms with Master with En Suite , Living Room, Dining area open plan fitted Kitchen, Guest Cloaks. A MUST VIEW PROPERTY - Excellent road links to A511, M42 leading to M1, perfect for Birmingham & Nottingham. EPC rating C - Council Tax C. Early viewing recommended!**

- Splendid well proportioned 3 storey semi
- PVCu Double Glazing. Gas central heating
- 3 double bedrooms, Master with En Suite
- Gated side driveway
- Excellent road links to A511 & M42
- Perfect family home close to amenities
- Fitted Kitchen, open plan to Dining area
- Well maintained landscaped gardens
- Off-Road Parking & Garage
- Viewing highly recommended!!



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.

The Ground Floor Accommodation in more detail

Attractive Storm canopy protects the PVCu front entrance door with spy hole which leads to;

Reception Hall

Front door provides access to the Reception Hall, with stairs leading off to the first floor, laminate flooring, radiator and access to:

Spacious Living Room

15'10 x 12'0 (4.83m x 3.66m)

A focal point of this room is the Adams style fire surround with marble hearth and fitted electric fire. Fitted carpets, coving to ceiling, TV aerial point, radiator and PVCu double glazed bow window providing a display area and overlooking the front aspect.. Door to;

Dining Kitchen

15'5 x 9'8 (4.70m x 2.95m)

In the kitchen area, having an excellent range of wall and floor mounted units with ample rolled edge oak effect work surface areas over, 1.5 bowl stainless steel sink unit with mixer tap over and tiled splash backs. Appliance space for fridge/freezer, plumbing for automatic washing machine and dishwasher. Included in the sale are the four ring stainless steel gas hob and integrated stainless steel double electric oven. PVCu double glazed window overlooking the delightful rear garden. To the DINING AREA - PVCu double glazed french doors lead out on to the rear patio and garden area, radiator and wooden effect flooring. Door to;

Downstairs Cloaks/WC

Having a two piece white suite comprising of low level WC, wall mounted wash hand basin with tiled splash backs, radiator, extractor fan and ceramic tiled flooring.

First Floor and Landing

Off the Entrance Hall there is a balustraded staircase leading to the first floor, fitted carpet, double glazed window to side aspect and leads to the first floor landing having access to the airing cupboard, Bedroom 2, Bathroom and Bedroom 3

Bedroom Two (Double)

15'5 x 8'5 (4.70m x 2.57m)

Located to the rear of the property, a great sized 2nd double bedroom with plenty of natural light, having two PVCu double glazed windows overlooking the landscaped rear garden and enjoys distant views, two radiators, TV aerial point, centre light point and built in wardrobes and fitted carpet. Plenty of room for any free standing furniture.

Bedroom Three (Double)

10'4 x 8'6 (3.15m x 2.59m)

Having PVCu double glazed window to the front aspect, radiator, telephone & TV aerial point, centre light point and fitted carpet.

First floor Family Bathroom

Having three piece white suite comprising of low level WC, pedestal wash hand basin with tiled splash backs, panelled bath with assist handles, mixer tap/shower attachment. Attractively tiling to walls, radiator, centre light point and extractor fan.

Stairs to Second Floor

Fitted carpet and double glazed window overlooking the front aspect, radiator and leading to:

Master Bedroom (Double)

15'5 x 14'10 (4.70m x 4.52m)

This bedroom is a great size, located on the top floor and so well equipped with PVCu double glazed bow window overlooking the front aspect, TV aerial and telephone points, fitted wardrobes comprising of 2 double and additional storage space can be located in the eaves double radiator and door leading off to the;

Well proportioned En Suite Shower Room

Comprising of the three piece white suite with low level WC, pedestal wash hand basin and fully tiled shower cubicle. PVCu double glazed Velux window to the rear elevation, providing ample natural light, attractive tiling to walls.

Outside - Front

The property is set back from the road behind a evergreen hedge and attractive railings. To the front of the property there is an outdoor electricity point and is a slabbed entrance pathway leading to the front door with external light. To the side there is a long driveway providing AMPLE OFF ROAD PARKING for three vehicles and has an impressive gated access, providing additional security for families etc.

Single Garage

Having up and over door with power and light supply.

Landscaped rear garden

A delightful well laid out rear landscaped garden having a paved patio area with shaped flower borders with shrubs providing a variety of colour. There is an circular patio area ideal for entertaining in the Summer months. The garden is above average size, being of an 'L' shaped design and has the added benefit of enjoying a HIGH DEGREE OF PRIVACY, Outside cold water tap and timber fenced boundaries.

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.

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 with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Measurements

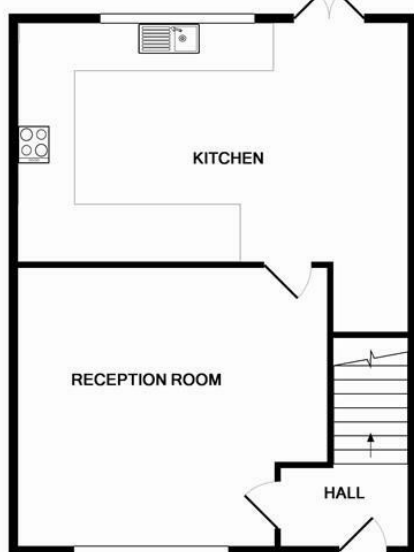
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

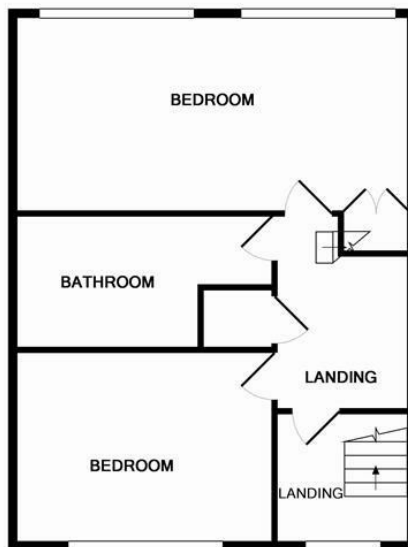
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/19.03.2024/1 DRAFT

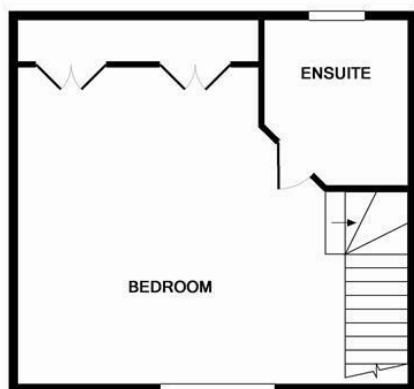




GROUND FLOOR



1ST FLOOR

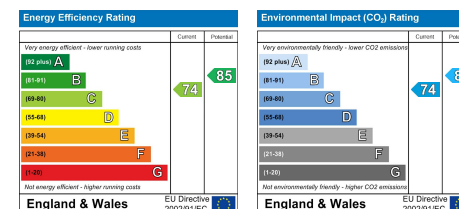


2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our office in Hartshorne, travel along the A514 from Woodville Road, Hartshorne, proceed for a distance which then becomes Hartshorne Road, Woodville. Taking a right turn on to Blueberry Way. The subject property is situated on the right hand side and can be clearly denoted by our distinctive red For Sale board. For SAT NAV purposes use DE11 7GX



Seabrook House, Dinmore Grange, Hartshorne,
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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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