



**35 Woodville Road**  
**HARTSHORNE, Derbyshire DE11 7ET**  
**£430,000**

**lizmilsom**  
**properties** 



## 35 Woodville Road, HARTSHORNE, Derbyshire DE11 7ET

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to offer for sale, this modern 4-bedroom family home in the sought-after village of Hartshorne, which boasts one owner since new, occupying a generous plot with landscaped gardens, ample parking, and an attached garage. The accommodation includes a splendid fitted kitchen, open-plan lounge and dining area, and a cloaks/WC. Upstairs, there are 4 generous bedrooms including a master bedroom with an en suite shower room, along with a family bathroom. The property also features a delightful front side and rear garden offering privacy. With excellent road links for commuters and nearby countryside walks, early viewing is recommended. Council Tax E - EPC Rating "D". Viewing - Strictly by appointment.

- Impressive 4 bedroom family home
- Generous Sized Plot with ample parking
- Splendid fitted Kitchen with range
- Three further well proportioned bedrooms
- Delightful landscaped gardens
- Prime and enviable village location
- Spacious open plan Lounge with Diner
- Master double bedroom with En Suite
- Family bathroom & Guest Cloaks/WC
- Excellent commuter links - Viewing essential.



## Location

The village of Hartshorne is extremely sought after providing local amenities including three village inns, village hall, Church of England church together with a cricket ground and recreational grounds all of which are situated within walking distance. A village primary school and excellent local private education includes, Manor House at Ashby de la Zouch, Foremark Hall preparatory school and Repton School. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. The location is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including East Midlands International Airport.

Please use DE11 7ET for SAT NAV purposes.

## The beautifully well presented accommodation :-

### Ground Floor - Front Entrance

Protective storm canopy which protects the Pvcu double glazed entrance door with stained glass and access to

### Reception Hall

Having radiator, staircase leading off to the first floor, smoke alarm, fitted carpet and double glazed windows to front elevation.

### Guest Cloaks/WC

Having two piece suite comprising of wash hand basin set within a smart storage unit incorporating a closed closet low level wc,, with part tiled splashbacks, radiator, ceramic tiled floor, fitted cupboard and opaque double glazed window to the front elevation. Door to

### Splendid fitted Kitchen

11'4" x 9'7" (3.45 x 2.92)

Located to the rear of the property, having an excellent comprehensive range of wall and floor mounted oak style units carefully planned with pull out units, corner carousel, deep pan drawers incorporating granite worktops and inset 1 ½ bowl sink unit with chrome fitting and mixer tap over. There is plumbing for an automatic washer, impressive electric Leisure Cuisine master range with stainless steel splashback canopy/hood over, integrated dishwasher and pull out fridge which may be excluded from the sale, recessed lighting, attractive ceramic tiled floor, double glazed window overlooking the delightful garden and double glazed door providing access to the rear and garage.

### Spacious Lounge

22'11" max by 18'6" red to 16'4" (7.01 max by 5.66 red to 4.98)

Door from hallway to this great sized family room enjoying plenty of natural light, having dual aspect windows and large patio doors which frame the front and rear landscaped gardens., useful storage cupboard beneath the stairs, central heating thermostat, fitted carpet. Archway to

### Open plan Dining room

10'5" x 9'5" (3.18 x 2.87)

Having radiator, fitted carpet and double glazed window overlooking the rear garden.

### Stairs to first floor and generous sized Landing

Carpeted landing having a deep built in wardrobe with hanging rail and shelf above, radiator, loft access, and smoke alarm

## Master double Bedroom

13'3" x 10'3" (4.04 x 3.12)

Located to the front of the property, a generous sized double bedroom having radiator, built in cupboard/wardrobe, telephone point, TV aerial point, fitted carpet, there is plenty of room for free standing furniture and double glazed window to the front elevation. Access to separate en suite Shower Room.

## En Suite Shower Room

Having water-proofed panelled shower cubicle with fitted mains shower, radiator, with a modern combination wash hand basin and vanity unit integrated with the W.C., recessed lighting, and opaque double glazed window to the rear elevation.

## Double Bedroom

12'0" x 10'1" (3.66 x 3.07)

Located to the rear overlooking the rear garden, having TV aerial point, radiator, fitted carpet and cream coloured fitted wardrobes by Sharps with an arrangement of compartments and hanging rails, double glazed window overlooking the rear garden.

## Double bedroom

12'2" x 9'6" (3.71 x 2.90)

Another generous sized double bedroom, having TV aerial point, radiator, fitted carpet and double glazed window overlooking the rear garden.

## Generous sized single Bedroom

8'9" x 8'0" (2.67 x 2.44)

Located to the front of the property currently used by the present Owners as a craft room but the room is multi-functional and could be an office depending on prospective purchasers needs. Having TV aerial point, radiator, fitted carpet and double glazed window.

## First floor Family bathroom

7'1" x 5'6" (2.16 x 1.68)

Having a three piece modern white contemporary suite comprising bath with mixer tap/shower attachment , smart modern combination wash hand basin and vanity unit beneath, integrated with the W.C., chrome heated towel rail, recessed lighting, attractive tiling to the walls, opaque double glazed window to the front aspect and ceramic tiled floor.

## Outside

To the front, the property is set back from the road and has an attractive brick built boundary wall. A shared tarmac entrance leads to a substantial block paved driveway, which provides access to the garage, and has extensive off road parking for 3 to 4 vehicles.

## Delightful front, side and rear gardens

Standing on a great sized corner plot, the property enjoys an above average sized garden. The attractive front garden is stocked with a range of well-established shrubs, trees and bulbs. A picket gate provides access to the side garden with pergola supporting climbing plants, opening to the enclosed rear garden. These areas are fully planted with unusual trees, shrubs, bulbs and herbaceous plants giving some interest throughout the year. The rear garden has a paved patio area, with an additional option for seating at the top of the garden, affording a high degree of privacy, with a hedge to the rear, and wooden fencing to the sides. The garden can be best appreciated by

a full external inspection, an ideal garden for the keen gardener, or growing family needs, in this much sought after location. There is an external tap, and water-butt collecting rainwater from the roof.'

## Attached garage

18'0 x 8'10 internal measurements (5.49m x 2.69m internal measurements)

Having electric door, power and light supply. To the rear of the garage houses the wall mounted gas boiler which serves both the central heating and domestic hot water systems, double glazed door leads to the rear garden.

## 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 – 4.00 pm Saturday

Closed - Sunday

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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.

## Services

Water, LPG 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/02.04.2024/1 DRAFT

LMPL/LMM/05.04.2024/2 APP



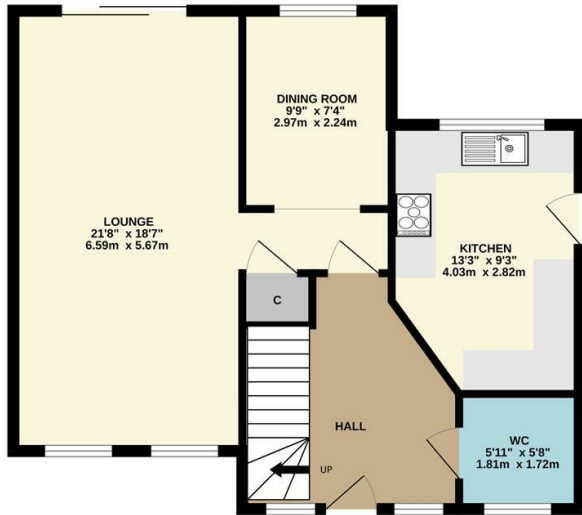




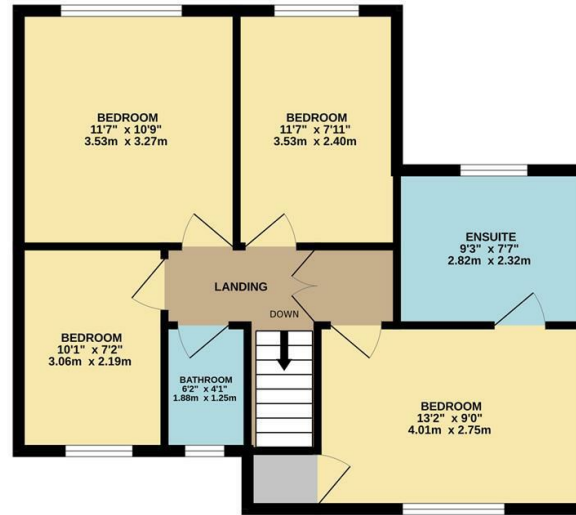




GROUND FLOOR



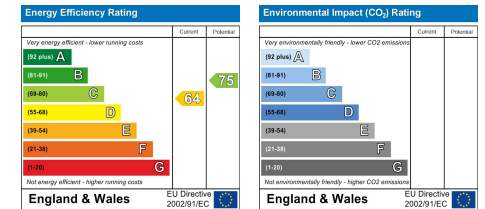
1ST FLOOR



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

From our office on Dinmore Grange, Hartshorne, turn right onto the A514 from Derby, onto Woodville Road, proceed for a short time, where the subject property is situated on the left hand side of the road, set back. For SAT NAV purposes use DE11 7ET



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: E

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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