



**Willow House Sun Street  
Woodville, Derbyshire DE11 7DP  
Reduced to £209,950**

**lizmilsom**  
properties 

## Willow House Sun Street, Woodville, Derbyshire DE11 7DP

\*\*\*LIZ MILSOM PROPERTIES \*\*\*are delighted to offer for sale, this SPLENDID 3 storey, FAMILY HOME, , SO HANDY FOR AMENITIES, CLOSE TO M42 & OFFERED WITH NO UPWARD CHAIN. The property benefits from: Reception Hall with access to Cloaks/WC, fabulous fitted Kitchen with all integrated appliances which include: oven, hob extractor, dishwasher and fridge freezer. The Lounge/Diner is to the rear with French doors overlooking the rear patio garden. Accessed from the hall, stairs to the first floor lead to the generous sized family bathroom including shower, Bedroom 2 is a good sized double and Bedroom 3. 2nd floor Master Bedroom with Ensuite Shower room. Externally the property stands back from the road and occupies a generous sized plot with block paved driveway providing AMPLE OFF ROAD PARKING for 2 vehicles and leads to the garden with patio area

- Three Storey Semi-Detached FAMILY HOME
- Fitted Kitchen
- Two Further generous DOUBLE Bedrooms
- Private Garden
- OFFERED WITH NO UPWARD CHAIN
- SPACIOUS Lounge Diner
- Master Bedroom with En-Suite
- Family Bathroom Cloaks/WC
- Ample Off Road Parking
- EPC:C / TAX BAND : C



## 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. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office.

## Ground Floor Accommodation in More Detail

PVCu double glazed entrance door providing access to:

### Welcoming Reception Hall

With access to downstairs Cloaks/WC, Spacious Lounge, fitted Kitchen and stairs leading off to first floor. benefiting from tiled flooring.

### Cloaks/WC

With two piece white suite comprising of low-level WC and pedestal wash hand basin with tiled splashback. Radiator, opaque double glazed window to front aspect and tiled floor

### Fitted Kitchen

12'6" x 5'2" (3.81 x 1.57)  
Extensively fitted and planned with an excellent range of quality, wall and floor mounted white panelled units providing plenty of storage and attractive ample work surface areas with inset stainless steel sink unit with mixer tap over. All appliances are integrated which include fridge freezer, dishwasher, built-in electric oven, 4 ring gas hob with extractor canopy over. Double glazed window to front aspect, radiator, recessed spot lighting and ceramic tiled floor.

### Spacious Lounge/Diner

15'4" x 12'0" red to 8'7" (4.67 x 3.66 red to 2.62)  
The Spacious Lounge diner being of a generous size with large French doors overlooking the delightful rear garden, benefits from useful built-in storage cupboard, TV aerial point, radiator, laminate flooring and door leading to Hallway

### Stairs to First Floor & Landing

Having access to Bedroom Two and Bedroom Three and

the Family Bathroom. Stairs leading off to the Second Floor.

### Bedroom Two

12'0" x 11'0" (3.66 x 3.35)

A great sized double room having double glazed window overlooking the rear elevation, radiator and TV aerial point. Fitted carpet

### Bedroom Three

12'0" x 6'6" (3.66 x 1.98)

Having a double glazed window overlooking the front elevation, radiator, TV aerial point and fitted carpet. Again a generous sized third bedroom which is currently used as an office/study by the present owners

### Family Bathroom

With three piece suite comprising of pedestal wash hand basin, low level WC and bath with contemporary chrome style mixer tap and matching shower fitted with screen. Attractive tiling to walls and opaque double glazed window to side elevation, extractor fan and radiator.

### Stairs to Second Floor

With attractive staircase and fitted carpet leading to the 2nd floor en suite and master bedroom.

### Master Bedroom

20'1" x 12'0" red to 6'8" (6.12 x 3.66 red to 2.03)

Having opaque double glazed window to side elevation, velux window, radiator and TV aerial point. Restricted ceiling height, ceiling light, fitted carpet and access to:

### Spacious En-suite

Benefiting from a 3 piece modern contemporary suite comprising of low level WC, pedestal wash hand basin and corner shaped fully tiled shower cubicle with fitted shower, attractive tiling, floor covering, chrome heated towel rail and velux window.

### Outside - Front

The property is set well back from the road and has an attractive wrought iron fence and occupies a generous sized plot with wide side block paved driveway which provides AMPLE OFF ROAD PARKING for several vehicles and potential garage space subject to planning permission. Timber fence panelling and gate provides access to the:

## Outside Rear

Generous sized rear patio garden ideal for outside entertaining, with feature brick wall and steps leading to an astroturf area, ideal for low maintenance having panelled fenced boundaries with specimen climbers and shrubs.

## 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.

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## Disclaimer

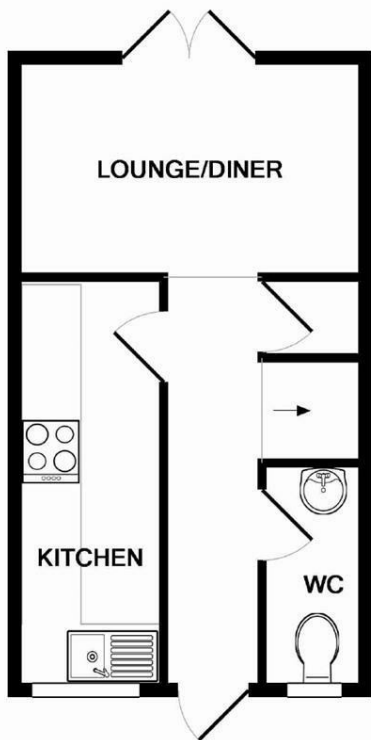
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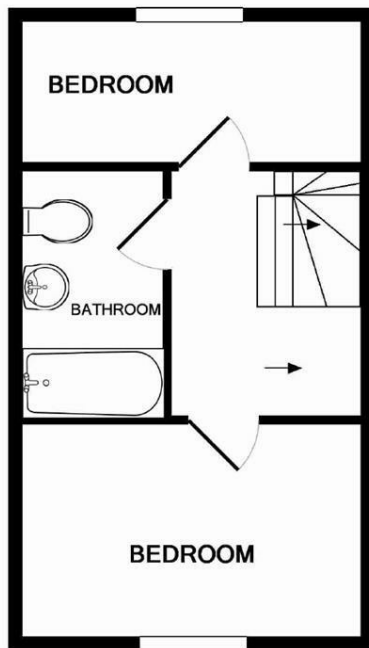


## Directions

For Sat nav purposes use the postcode DE11 7DP



GROUND FLOOR

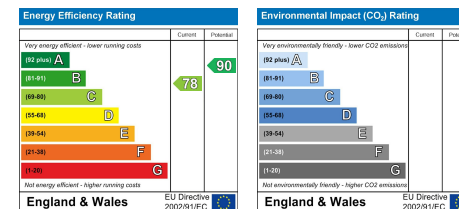


1ST FLOOR



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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## 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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