



2 Campion Road
Woodville, DE11 7JL
£325,000

lizmilsom
properties 

2 Campion Road, Woodville, DE11 7JL

Occupying an excellent plot and position within this quiet residential area located off Burton Road, this spacious beautifully presented 4 bedroomed detached property would make the PERFECT FAMILY HOME.

Enjoying a spacious interior complemented by a private none overlooked rear garden. The property has been carefully maintained and enjoys the benefit of UPVC double glazing, fabulous fitted Breakfast Kitchen, 2 further Reception Rooms, Master bedroom with En Suite, with majority of the bedrooms having built in wardrobes. Double width parking and garage. EPC rating D. Early viewing is HIGHLY RECOMMENDED by the Agents to fully appreciate all that this property has to offer including LOCATION & CONDITION. Excellent amenities close by and central road links. TO VIEW; CALL LIZ MILSOM PROPERTIES - Open 7 days - Late till 8pm Thursdays.

- Ideal 4 Bed detached family home
- Spacious Lounge
- Splendid Conservatory
- 4 Generous sized bedrooms
- Garage & off road parking
- Fantastic Breakfast Kitchen
- Dining Room
- Master Bedroom with En Suite
- Family Bathroom
- EPC: / Tax Band : D



Location

Situated on the ever popular development with good access to local amenities including Schools and local Doctors surgery and chemist in Woodville, the nearby National Forest and local towns of Swadlincote and Ashby de la Zouch. The property is also well placed for access to commuter routes to Derby, Leicester, Birmingham and Nottingham. Woodville is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Burton on Trent, Tamworth and East Midlands Parkway.

Ground floor accommodation

Hallway

Benefiting from a welcoming reception hallway with doors off to the ground floor accomodation, central heating radiator, staircase rising to the first floor landing, smoke alarm, door entries leading to:

Spacious bay windowed Lounge

15'1 x 12'9 (4.60m x 3.89m)

Having carpeted flooring , a UPV double glazed box bay window to the front elevation, TV aerial point, the focal point of the room being a bespoke electric feature fireplace, central heating radiator, glass panel double doors leads to:

Dining Room

10'5 x 7'6 (3.18m x 2.29m)

A generous size, having central heating radiator, opening leading to:

Open plan Conservatory

7'8" x 9'3" (2.36m x 2.82m)

With complementary tiled floor throughout, UPVC double glazed windows to rear and side elevations overlooking the delightful rear garden with UPVC double glazed French doors leading to the rear patio, vaulted self-cleaning glass apex and electric radiator.

Splendid Breakfast Kitchen/Diner

10'5 x 16'10 (3.18m x 5.13m)

With UPVC double glazed windows to the rear elevation, the kitchen features a range of matching high gloss base and eye level useful storage cupboards and drawers with complementary tiled backing, composite sink and drainer with mixer tap, oven& four ring hob with stainless steel extractor hood, wall cupboards and drawers with soft close and carousel corner units, space & plumbing for further appliances, central heating gas boiler, useful under stairs pantry cupboard, LED down lighting and central heating radiator.

Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low-level WC, floating wash hand basin and radiator.

Integral Garage

16'9" m x 8'0" internal measurements (5.13 m x 2.46m internal measurements)

With up and over door to the front elevation, power sockets and lighting, offering secure parking for a vehicle or a great storage place.

First floor accommodation

Stairs to first floor and Landing

With access to loft space via loft hatch, central heating radiator, smoke alarm, airing cupboard housing eye level shelving and hot water immersion tank.

Master Bedroom

14'2" x 13'1" (4.34m x 4.01m)

With carpeted flooring, useful triple wardrobes are included in the sale, UPVC double glazed window overlooking the front elevation, radiator, useful over stairs storage cupboard with eye level shelving, tv aerial point, internal door leading to:

En suite Shower Room

5'2x5'7 (1.57mx1.70m)

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, corner shower cubicle with curved glass screen, electric shower and complementary tiling to wall coverings, wash hand basin with mixer tap, towel heater .

Bedroom 2

11'8" x 9'1" (3.56m x 2.77m)

With carpeted flooring, a UPVC double glazed window to the rear elevation, radiator, TV aerial point, benefiting from built-in double wardrobe.

Bedroom 3

10'1 x 8'6 (3.07m x 2.59m)

With carpeted flooring, UPVC double glazed window to the rear elevation and radiator.

Bedroom 4

7'8" x 8'2" (2.36m x 2.51m)

With carpeted flooring, UPVC double glazed window to the front elevation, central heating radiator, benefiting from built-in double and single wardrobes

Family Bathroom

6'2 x 6'11 (1.88m x 2.11m)

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, panelled bath unit with mixer tap and electric shower overl, radiator, extractor fan, towel rail, complementary tiling wall coverings.

Outside

The fully enclosed ear garden is a great size due to the corner plot site, with part fenced and walled boundaries, the garden is mainly lawned with a patio area ideal for entertaining during the summer months.

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

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Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

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9.00 am – 4.00 pm Saturday

Closed - Sunday

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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.

LMP/LMM/MAC.22.04.2024/1 DRAFT

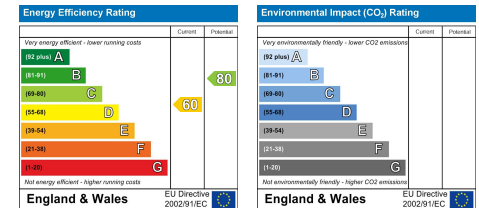
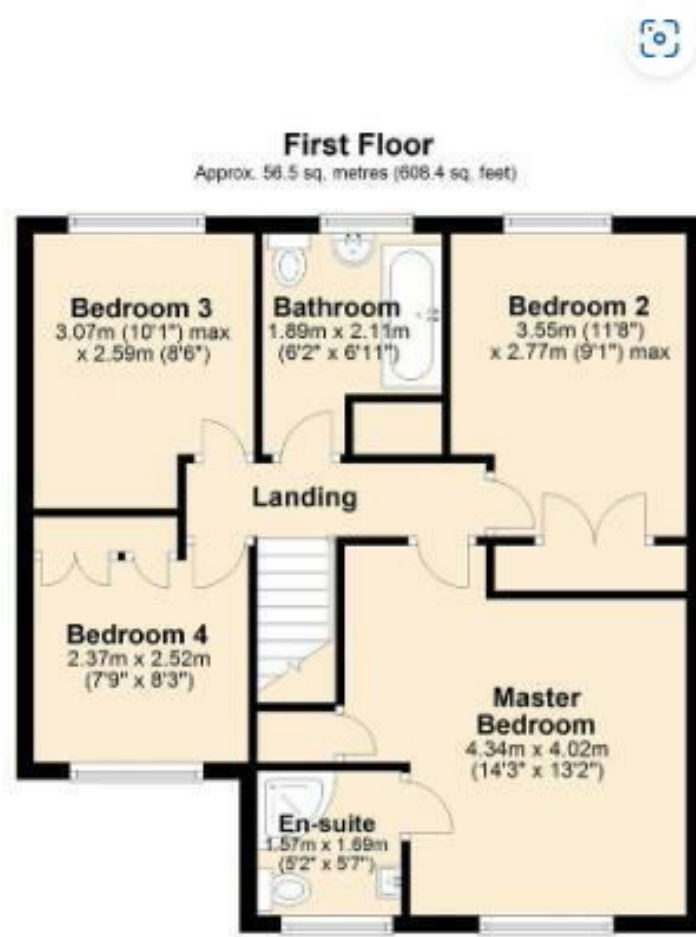
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LMPL/LMM/MAC.06.05.2024/3 APPROVED



Directions

For Sat Nav purposes use the postcode DE11 7JL



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: D

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

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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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