



69 Woodville Road
Swadlincote, DE12 6LU
Offers over £325,000

lizmilsom
properties 

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Welcome to Woodville Road, Overseal - a stunning property that offers the perfect blend of modern living and comfort. This detached home is ideal for those seeking a spacious and contemporary home, being offered for sale by LIZ MILSOM PROPERTIES .

As you step inside, you are greeted by not one, but three reception rooms - two separate lounges for cosy evenings and a fabulous open-plan family living and dining area that seamlessly connects to the fitted kitchen. The kitchen is a true highlight with its modern appliances and bi-fold doors that flood the space with natural light, creating a welcoming atmosphere for family gatherings or entertaining guests.

This property boasts four generously sized bedrooms, four bathrooms, and a rear enclosed garden - providing ample space for a growing family's needs. The master bedroom comes with an en suite, offering a touch of luxury and privacy. Convenience is key with parking available for up to two vehicles, Located in a desirable area, this property is ideal for those looking for a peaceful retreat while still being close to local amenities. Don't miss the opportunity to make this beautiful house your new home - book a viewing today on 01283 219336

- Detached Family Home
- Spacious Lounge
- Downstairs Shower Room
- 2 En Suites
- No Upward Chain
- Fantastic Dining Kitchen
- Superb Living Room
- 4 Good Size Bedrooms
- Family Bathroom
- EPC : E / Tax band : B



Location

Situated in the popular community village of Overseal, in the heart of the National Forest, the property is well placed for access to village amenities which include a primary school, pub, mini market, post office, doctors surgery and village hall along with a variety of activities and walks available offered by the National Forest. Overseal is also ideally placed for access to the M42 commuter routes to Birmingham , Nottingham and Leicester.

Overview

An impressive, fully renovated and modernised, detached four bedroom family home, the property has steps to a front door that opens to a light and airy entrance hall with a storage cupboard and doors to the ground floor accommodation. To the front there's a large lounge on one side and a snug on the other both overlooking the front elevation which is a park ideal for children to enjoy during the summer months and to keep an eye on their safety. A door at the end of the hall opens to the spacious kitchen/diner/family room. The kitchen has a useful central island/breakfast bar, a comprehensive range of modern wall and base units with built in hob, double electric oven, dishwasher, fridge freezer and wine cooler. There's also a utility, shower room and large storage cupboard off, along with French doors to the rear garden. To the first floor, the master bedroom is a large double, located to the front overlooking the park and has an en-suite shower room. Bedroom two is also a large double, with en-suite, overlooking the rear, as does bedroom three, a smaller double. Bedroom four is also a smaller double, located to the front. The family bathroom completes the accommodation and has a bath with shower, vanity wash basin and WC. To the front there's an walled fore garden with gravel beds, along with steps up to the front door. To the side there's a shared block paved drive leading to two parking spaces to the rear. A gate at the rear provides access to a private and enclosed garden with lawn and Indian sand stone patio.

Spacious Lounge

11'3 x 10'4 (3.43m x 3.15m)

Living Room

18'11 x 10'8 (5.77m x 3.25m)

Fabulous Dining Kitchen

23'3 x 14'2 (7.09m x 4.32m)

Downstairs Shower Room

5'9 x 4'10 (1.75m x 1.47m)

Useful Utility

10'8 x 4'2 (3.25m x 1.27m)

Bedroom One

14'3 x 11'3 (4.34m x 3.43m)

En Suite

9'5 x 4'4 (2.87m x 1.32m)

Bedroom Two

14'4 x 11'9 (4.37m x 3.58m)

En Suite

8'10 x 2'11 (2.69m x 0.89m)

Bedroom Three

10'3 x 7'10 (3.12m x 2.39m)

Family Bathroom

7'2 x 6'4 (2.18m x 1.93m)

Bedroom Four

10'8 x 8'2 (3.25m x 2.49m)

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

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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, 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.

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

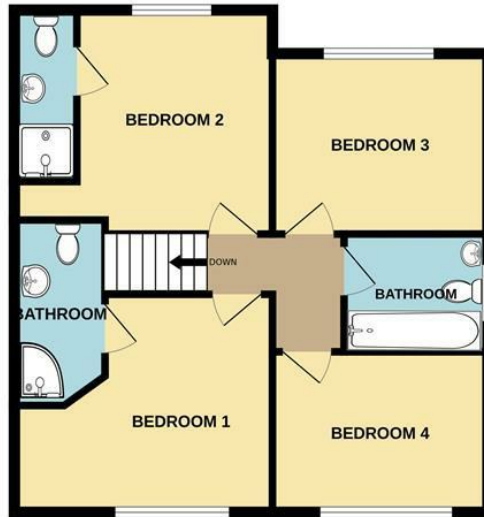
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.

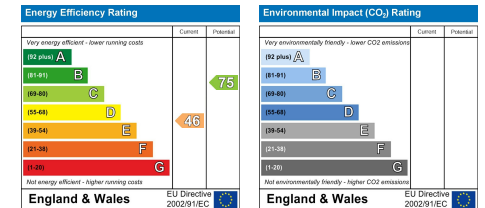


TOTAL FLOOR AREA: 1461sq.ft. (135.7 sq.m.) approx.

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

For Sat Nav purposes use the postcode is DE12 6LU



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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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