



**20 Blueberry Way**  
**Woodville, Derbyshire DE11 7GX**  
**£339,950**

**lizmilsom**  
**properties** 

## 20 Blueberry Way, Woodville, Derbyshire DE11 7GX

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to bring to the market this **BEAUTIFULLY PRESENTED, READY TO MOVE INTO, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME**. Situated in a much sought after cul-de-sac location. Benefiting from **OFF ROAD PARKING**, Gas Central Heating, double glazing, spacious Lounge, open plan Family./fitted Kitchen./Diner, Utility, Cloaks/WC. To the first floor there are four double Bedrooms, Master with En Suite, fitted wardrobes to 3 bedrooms and family bathroom. Integral **GARAGE**, enclosed private rear garden and rear distant views. **THIS PROPERTY MUST BE VIEWED** to fully appreciate all that it has to offer. EPC rating C - Council Tax D. **TO VIEW - Call our dedicated sales team NOW!**

- Impressive detached 4 bedroomed family home
- Offers Gas Fired Central Heating and UPVC Double Glazing.
- Splendid open plan fitted Kitchen Diner /Family Room
- 3 bedroom with fitted wardrobes
- Delightful rear garden with distant views
- Quieter Cul-De-Sac, off Hartshorne Road
- Hall, Guest Cloaks/WC, spacious Lounge, Utility
- 4 double bedrooms - Master with En Suite
- Family bathroom, with 4 piece suite
- Ample off road parking and integral garage



## Location

Woodville is a village and civil parish just outside of Swadlincote in South Derbyshire. The centre of the village, known as the Tollgate, is a busy traffic island on the A511. Amenities in the village include shops, village post office, 24 hours petrol station, Scout group, infant school, Church of England junior school & several eateries. More comprehensive shopping facilities are available in Swadlincote, or Ashby-de-la-Zouch. The property is within commuting distance of the M42/M1 motorway network providing easy access to the cities of Leicester, Derby, Nottingham and Birmingham and also within easy reach of Nottingham East Midlands and Birmingham Airports. Woodville itself has excellent local amenities including a 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 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 travelling distance.

## Overview

The property benefits from gas central heating and double glazing throughout, having been built by David Wilson. The property is a perfect family home and now their children have flown the nest our clients are looking to downsize. This is the first time since the property was built in XXXX.

A storm canopy porch protects the double glazed door which opens into an impressive hallway with practical flooring, useful double doors storage cupboard useful for Cloaks, shoes etc, a staircase leads off to the first floor and there are doors leading off to the front facing Lounge and Guest Cloaks.

The spacious Lounge has a feature walk in box bay window, a feature fireplace providing the focal point of the room, with fitted gas fire, useful walk in area, suitable for a work station or storage, fitted carpet and multipaned glazed doors open into the Hallway with stairs leading off to the first floor and multi-paned door leading to the splendid open plan fitted Kitchen Diner Family room. and downstairs WC/Cloaks.

Without doubt, the feature of this home and the hub of the home is the highly impressive 'L' shaped fitted dining kitchen/family room. The kitchen area has an extensive range of wall and floor mounted units with ample work surfaces over with inset sink unit with mixer tap over and integrated appliances including a gas hob, double oven and space for further appliances. There is plenty of space for a family dining table and in the family area there are French doors which lead out to the rear landscaped garden. This is the perfect room for entertaining as it is lovely and bright with plenty of natural light with practical tiled flooring throughout.

Off the kitchen is a useful utility room with space for further appliances and a door leading out to the side, there is also access into the integral garage which has an up and over front entrance door.

Stairs rise off the hall to the first-floor and spacious landing, with doors leading off and a useful airing cupboard. and access to the loft.

The master bedroom is a generous sized double located to the front of the property with dual aspect windows, fitted wardrobes across one wall, with access to an en-suite shower room with three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Tiling to walls.

Bedrooms two and three are both doubles and have the advantage of fitted wardrobes. Bedroom four is another double. All the rear facing bedrooms enjoy the distant views.

Completing the first floor accommodation is the family bathroom with a four piece suite comprising panelled bath, wide shower cubicle with fitted mains shower, pedestal wash hand basin and WC. with practical flooring.

To the rear there is a superb block paved garden, with artificial lawn and planting beds. There are far reaching views to the rear and space either side of the house with gated side access.

**The well presented accommodation comprises:-**

### Ground floor accommodation

#### Entrance Hall

#### Downstairs Guest Cloaks/WC

4'8" x 4'5" (1.43 x 1.36)

#### Spacious Lounge

17'9" x 12'9" (5.43 x 3.91)

#### Utility area located off Kitchen area

5'2" x 4'5" (1.59 x 1.37)

#### Splendid open plan fitted Dining kitchen

19'7" x 11'6" (5.99 x 3.53)

#### Open plan Family room

17'9" x 12'9" (5.43 x 3.91)

#### First floor with spacious landing

#### Master double bedroom

12'10" x 12'4" (3.925 x 3.77)

#### En suite Shower Room

7'4" x 4'9" (2.26 x 1.46)

#### Double Bedroom

11'0" x 10'10" (3.37 x 3.32)

#### Double Bedroom

11'9" x 8'11" (3.59 x 2.73)

#### Double Bedroom

9'8" x 11'1" (2.97 x 3.38)

#### Family bathroom with four piece suite

9'9" x 6'2" (2.99 x 1.89)

#### Outside

The property sits behind an attractive trellis fence with blue slate covering providing additional off road parking and a double width tarmac driveway, which then leads to the integral garage.

#### Ample off road parking to the front

Double width tarmacadam driveway providing DOUBLE WIDTH OFF ROAD PARKING with additional parking area for one vehicle, if required.

#### Integral above average sized single garage

19'4" x 8'9" internal measurements (5.90 x 2.67 internal measurements) Having metal up and over door, connecting door to the property which is such a benefit in winter! Power and light supply. The Ideal gas boiler is located in the garage which we believe is regularly serviced with their service provider.

#### Delightful fully enclosed rear garden

There is side pedestrian access with timber gate leading to the delightful rear landscaped garden with shaped flower borders, with panelled fenced boundaries, great sized patio areas perfect for entertaining and a feature of the rear garden is that the property enjoys distant views over unspoilt countryside.

## 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:

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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

## 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 and main drainage 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.

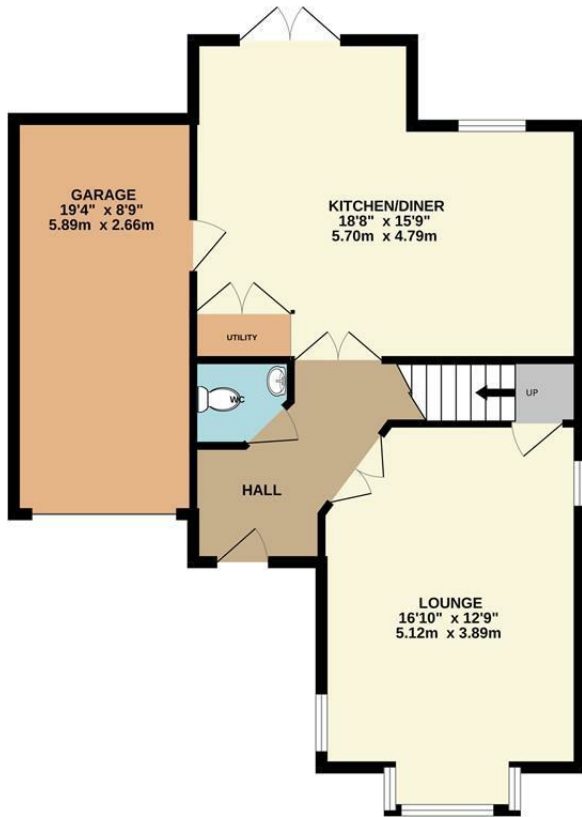
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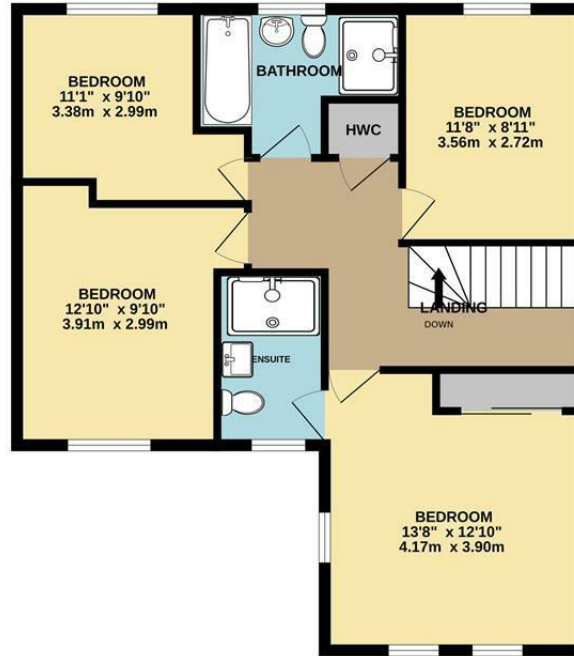




GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



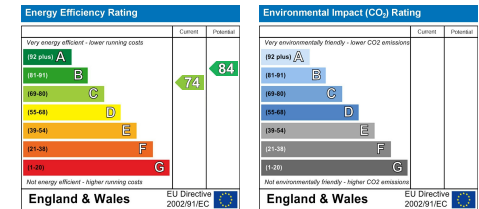
TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

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

From our office in Dinmore Grange, 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, bearing right and the subject property is situated directly ahead, clearly denoted by our distinctive red For Sale board. For SAT NAV purposes use DE11 7GX



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](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://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

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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