



Hartshorne Road
Woodville, Derbyshire DE11 7HY
£225,000

lizmilsom
properties 

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HURRY TO VIEW - FANTASTIC LOCATION, traditional style SEMI-DETACHED FAMILY HOME which occupies a NON ESTATE location and benefits from a delightful NON-OVERLOOKED rear gard Ideal for first time buyers, families Benefiting from double glazing, gas central heating, Conservatory & off road parking Excellent road links, easy access to the A444, A38 and M42. Viewing **HIGHLY RECOMMENDED** by the Award winning Agents, LIZ MILSOM PROPERTIES

- Traditional impressive 3 Bed semi-detached Family Home
- Fitted Kitchen Diner
- Useful Downstairs WC/Cloaks
- Family Bathroom
- Ample OFF ROAD PARKING
- Spacious Lounge
- Conservatory / Utility area.
- 3 bedrooms - 2 double, 1 single
- Non Overlooked Position
- EPC/ D TAX BAND: B



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. 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 away.

Overview

Welcome to 114 Hartshorne Road, a beautifully presented and spacious 3-bedroom semi-detached home.

Upon entering, you are welcomed through a PVCu front entrance door into a charming Entrance Porchway with tiled flooring. A further PVCu door leads into the bright and spacious Reception Hallway, which provides access to all ground floor rooms. The elegant Lounge is situated at the front of the property, featuring a large walk-in bay window, karndean flooring, a modern fire surround with an inset coal effect gas fire, and a cozy yet stylish ambiance.

At the heart of the home, you'll find the stunning, Kitchen Diner. Boasting an extensive range of white high gloss wall and floor-mounted units complemented by wood-effect work surfaces, this space is perfect for cooking and entertaining. Complete with a stainless steel sink unit, electric oven, four-ring gas hob, extractor fan, and integrated dishwasher, it also offers space for a large fridge freezer. The light-filled kitchen opens into the Conservatory, providing a tranquil setting with garden views, vinyl flooring, and plumbing for a washing machine. A PVCu door from the Conservatory leads to the inviting rear garden and patio area, ideal for outdoor relaxation.

A convenient downstairs WC with a modern two-piece suite completes the ground floor layout.

Upstairs, the first floor offers three well-proportioned bedrooms. The spacious Master Bedroom overlooks the rear garden and features a TV aerial point and carpeted flooring. Bedroom Two is a generous-sized double overlooking the front elevation, while Bedroom Three also offers plenty of space and shares the bright front elevation views. All bedrooms are finished with carpeted flooring and radiators.

The family bathroom is modern and well-appointed, featuring a three-piece white suite with a paneled bath and mains shower, a vanity unit with an integrated sink and WC, an opaque window for privacy, and stylish wooden flooring.

The property further benefits from a private rear garden, double glazing throughout, and gas central heating, making this a delightful and ready-to-move-into home.

Viewings are highly recommended to fully appreciate the charm and space this property has to offer!

Outside - Overview

The property sits well back from the road with established hedged boundaries and AMPLE off road parking. There is a wooden side access gate which leads through to the NON-OVERLOOKED rear garden and patio area. With fenced panelled boundaries, patio area - ideal for Summer entertaining and lawned area with established shrubs and trees.

Reception Hall

12'0 x 6'0 (3.66m x 1.83m)

Guest Cloaks

5'02 x 2'06 (1.57m x 0.76m)

Spacious Lounge

16'01 x 11'10 (bay window) (4.90m x 3.61m (bay window))

Conservatory

12'08 x 6'02 (3.86m x 1.88m)

Dining Kitchen

18'02 x 8'0 (5.54m x 2.44m)

First Floor Landing

Family Bathroom

6'08 x 6'01 (2.03m x 1.85m)

Bedroom One

11'09 x 11'0 (3.58m x 3.35m)

Bedroom Two

11'08 x 11'0 (3.56m x 3.35m)

Bedroom Three

7'0 x 6'01 (2.13m x 1.85m)

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.

Making an Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients

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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 – offering straight forward honest advice and extremely competitive fees.

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11.00 am – 2.00 pm Sunday.

Call 01283 219336

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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

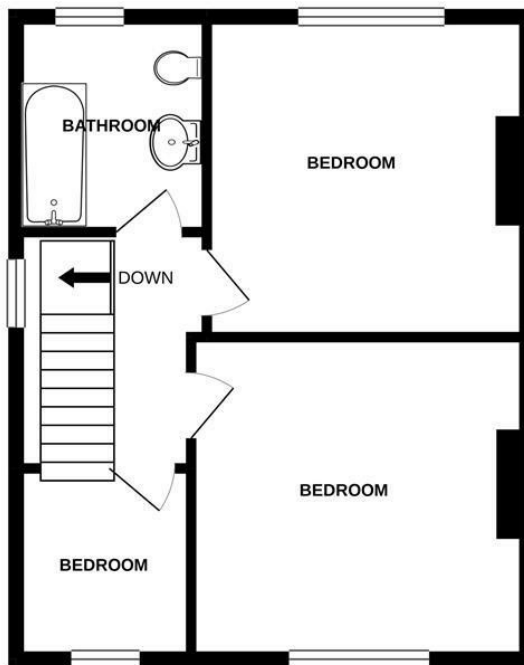
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.

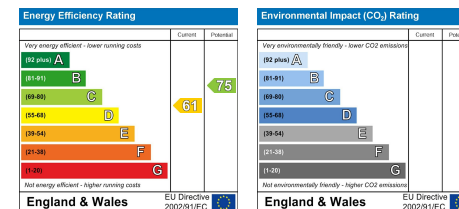


TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

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 us the postcode DE11 7HY



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: 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

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