

222 Burton Road, Woodville, Derbyshire, DE11 7JR
Offers over £260,000



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

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale, this very well presented and modern, three bedroom detached FAMILY home offered with NO UPWARD CHAIN. Set well back from the road with gated access providing block paved parking for several vehicles and access to garage. The property has been totally renovated with new roof, replastered walls, electrics, gas central heating, with new fitted kitchen and modern contemporary bathroom and is beautifully maintained throughout, offering ready to move into accommodation Council Tax C - EPC rating awaited. **SPLENDID HOME - VIEWING HIGHLY RECOMMENDED - TO VIEW - Call LIZ MILSOMPROPERTIES - Open late till 8pm Thursdays.**

Location

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 and village hall/sports facilities. 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 Tamworth and East Midlands Parkway.

The Well Presented Accommodation

Accessed via a front entrance hallway, there is a dual aspect Lounge/dining room with patio doors opening onto the garden, fitted Kitchen with contemporary units with a range of integral appliances and access to separate Utility. On the first floor, the landing provides access to three good sized bedrooms. The main bedroom being a generous double, 2 further bedrooms, the third is currently used as a single Bedroom . There is a family bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing throughout. A low maintenance rear garden. Excellent road links to the M42, all schools and amenities are close by including the Granville Academy. EPC rating E. If you would like to see this home for yourself, which we HIGHLY RECOMMEND call our dedicated sales team.

Reception Hall

14'6 x 5'10 including stairs) (4.42m x 1.78m including stairs))

A welcoming Hallway with plenty of natural light, laminate floor, bespoke doorway with arched windows and stairs leading off to the first floor. All accommodation leads off.

- Splendid detached family home
- Recently renovated incl new roof.
- Traditional bay windowed Lounge/Diner
- Fitted Kitchen with appliances
- Separate Utility, Entrance Hallway
- 2 double bedrooms & single
- Modern contemporary bathroom
- Plenty of parking. Garage
- NO UP-WARD CHAIN
- Viewing highly recommended.

Fitted Kitchen

9'4" x 8'7" (2.87 x 2.62)

Located to the side and rear of the property, the kitchen is well equipped with an excellent range of cream wall and floor mounted units with complementary work surfaces and tiled splash backs. There is an integrated gas hob, with extractor above, electric oven and a slimline dishwasher with plenty of space for a fridge freezer. Step down leads to the :-

Separate Utility Room

7'1" x 4'7" (2.18 x 1.4)

Located to the rear with plumbing for washing machine and space for a tumble dryer with tiled floor and side access door. This room is timber and single glazed.

Spacious Lounge/Dining room

25'0 incl walk in bay x 11'9 maximum (7.62m incl walk in bay x 3.58m maximum)

This is a beautiful family sized room with a traditional walk in bay window to the front aspect, there being plenty of free standing space for furniture and a great sized dining area.

Lounge Area

13'1" x 11'6" (4 x 3.53)

Beautifully appointed lounge area with a feature fire surround with gas fire and walk in traditional bay window. laminate flooring throughout which is so practical with families and pets.

Dining Area

11'8" x 11'5" (3.58 x 3.48)

Bright and airy dining area with patio doors leading out to the rear garden. Laminate flooring runs through this room.

First Floor & Landing

Carpeted stairs lead from the Entrance Hall to the first floor and landing with access to all accommodation. There is access to the loft which is fully boarded with light supply.

Main Bedroom

11'8" x 11'3" (3.56 x 3.45)

Located to the rear, this is a great sized double bedroom with plenty of room for free standing furniture, with TV point, fitted carpet and radiator.

Bedroom Two

9'8" x 9'8" (2.95 x 2.95)

Located to the front of the property this is a great sized Double Bedroom with fitted carpet and radiator.

Bedroom Three

7'8" x 6'5" (2.34 x 1.96)
Single Bedroom this room is located to the front of the property with carpet to the flooring and radiator.

Family Bathroom

8'0" x 6'0" (2.44 x 1.85)
Completing the first floor accommodation is the stylish contemporary bathroom with a white three piece suite comprising: panelled P shaped bath with centre taps, gas mains shower over, pedestal sink and a low flush wc. Fully tiled walls, vinyl flooring, radiator and window.

Outside

The property is set well back from the road behind a gated access. To the front and side off the property there is a block paved driveway providing ample off road parking for several vehicles. There is also a detached garage and workshop with courtesy door leading into the rear garden. The garden has recently been paved for ease of maintenance with panelled fence boundaries.

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 offering COMPETITIVE fees.

Available:
9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 Noon Sunday

Directions

The property is best approached by travelling from our office in Dinmore Grange, turning right into Woodville Road, which then becomes Hartshorne Road. At the large roundabout known as the Tollgate take the fourth exit (signposted A511 - Burton) onto Burton Road, Woodville, passing the Doctors Surgery on the left continue for a short distance and the subject property is situated on the right hand side clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes

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.

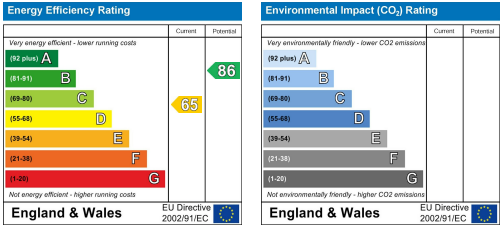
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Ground Floor

First Floor

Total floor area 84.3 sq.m. (907 sq.ft.) approx



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

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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