

**175 Woodville Road, Hartshorne, Swadlincote, Derbyshire, DE11 7EX**  
**£550,000**



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

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# 175 Woodville Road, Swadlincote, Derbyshire DE11 7EX

\*\*LIZ MILSOM PROPERTIES \*\* are delighted to offer this exceptional 4-bedroom DETACHED FAMILY HOME, situated on an exclusive development of executive homes in the highly sought-after village of Hartshorne. The property offers spacious and versatile accommodation including a lounge, snug, home office, impressive kitchen diner, and ground floor cloakroom/WC. Upstairs, there are four DOUBLE bedrooms, with the master benefiting from a modern en-suite, complemented by a four-piece family bathroom. Externally, the home enjoys a non-overlooked rear garden, DOUBLE GARAGE, and extended OFF ROAD PARKING, making it the perfect family home in a desirable location.

## Location

The village of Hartshorne is extremely sought after providing local amenities including; Village Hall, Public Houses, Church together with a Cricket ground and recreational grounds all of which are situated within easy walking distance. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. For recreational purposes there are excellent woodland walks within the village including Hartshorne Wood, Foremarke Reservoir and the National Trust Calke Abbey within a few minutes drive. The village of Hartshorne is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including Birmingham, Nottingham & East Midlands Airport is nearby.

## Reception Hallway

**Dual Aspect Lounge/Diner**  
13'9" x 13'2" (4.21m x 4.03m)

**Dining Room/Snug**  
13'9" x 13'2" (4.21m x 4.03m)

**Study**  
10'3" x 6'5" (3.14m x 1.97m)

**Impressive Kitchen/Diner**  
18'3" x 14'6" (5.58m x 4.42m)

## Separate Utility

**Ground Floor Cloaks/WC**  
6'0" x 3'11" (1.84m x 1.2m)

## Stairs to First Floor & Landing

### Overview - Ground Floor

The property is entered via a welcoming reception hallway, with the front door set beneath a sheltered storm porch, providing protection in all weathers. From the hallway, all principal ground floor rooms are easily accessed - it should be noted that this property benefits from underfloor heating to the ground floor accommodation.

To the right is the dual-aspect lounge/diner, a light and spacious room featuring an inset multi-fuel stove with oak-effect shelving, oak flooring, patio doors to the rear garden, and a front-facing window. The room is complemented by centre light points, a TV point, and radiators, making it a warm and inviting space for family life or entertaining.

To the left of the hallway is a versatile snug/family/dining room with oak flooring, a front-facing window, TV point, radiator, and centre light point, offering flexible space to suit your family's needs. Adjacent is the office/study, also positioned to the left side of the property, with oak flooring, a side-facing window, radiator, and centre light point - ideal for working from home.

Additional practical features include a large storage cupboard for household essentials and a ground floor cloakroom/WC, fitted with a modern two-piece white suite.

At the heart of the home is the impressive kitchen, a generous and light-filled space with a large picture window overlooking the rear garden and direct access to the patio. It is fitted with an extensive range of modern wall and floor units and integrated appliances, with tiled flooring and feature spot lighting enhancing the bright, contemporary feel. Off the kitchen is a utility room, offering space and plumbing for appliances, with a rear-facing window.

**Principal Bedroom**  
14'6" x 11'7" (4.44m x 3.54m)

**Ensuite Shower Room**  
6'5" x 5'10" (1.96m x 1.8m)

**Bedroom Two**  
12'7" x 10'4" (3.85m x 3.15m)

**Bedroom Three**  
12'1" x 10'5" (3.7m x 3.2m)

**Bedroom Four**  
10'3" x 9'7" (3.12m x 2.92m)

- Exclusive Development
- Executive Home
- Study & Ground Floor Cloaks
- Principal Bedroom & Ensuite
- Four Piece Family Bathroom
- Village Location
- Lounge/Diner & Snug/Family Room
- Impressive Kitchen/Diner
- Three further DOUBLE Bedrooms
- DOUBLE Garage/Log Store & OFF ROAD PARKING

### Family Bathroom

8'10" x 6'3" (2.7m x 1.93m)

### Overview - First Floor

Stairs rise from the Reception Hallway to an impressive galleried landing, from which all first-floor rooms lead off. The Master Bedroom, overlooking the rear elevation, features carpeted flooring, a centre light point, TV point, and fitted wardrobes, with direct access to a private Ensuite Shower Room, complete with a three-piece suite, fully tiled floors, extractor fan, and heated towel rail.

Bedroom Two, overlooking the front and side elevations, is a generous double room with fitted wardrobes, carpeted flooring, centre light, and radiator. Bedroom Three also faces the front and benefits from double fitted wardrobes, carpet, centre light, and radiator. The fourth double Bedroom overlooks the rear elevation and is fitted with wardrobes, carpeted flooring, and a centre light.

The first floor is completed by a spacious four-piece Family Bathroom, offering a bath, separate shower, WC, and wash hand basin, providing a stylish and practical finish to the accommodation.

### Overview - Outside

The outside of this property is equally impressive. To the front, there is a DOUBLE GARAGE block with electric roller doors, complete with a covered wood store and additional storage area. The electric charging point is to be included in the sale. A neatly maintained lawn adds to the kerb appeal, with pathways providing access to both the front and rear of the home.

The rear garden is fully enclosed and accessed via a wooden gate, offering complete privacy as it is not overlooked. It features fence-panelled boundaries, a large limestone patio ideal for entertaining, steps leading down to a well-kept lawn, and a decked area that accommodates a charming summer house, creating a versatile and inviting outdoor space.

### DOUBLE GARAGE

18'6" x 16'11" (5.64m x 5.16m)

### Agents Note:

A stunning and versatile family home, offering spacious accommodation across two floors. The ground floor boasts a dual-aspect Lounge/Diner, Snug/Family Room, Office/Study, impressive Kitchen/Diner with Utility, and a convenient Cloakroom. Upstairs, the galleried landing leads to four double bedrooms, including a Master Suite with Ensuite, plus a stylish four-piece family bathroom.

Externally, the property features a double garage with covered storage, front lawn, and a fully enclosed rear garden that is not overlooked. The rear offers a large limestone patio, lawned area, and decked space with a summer house, creating the perfect setting for both entertaining and family life.

A home of style, space, and practicality, perfectly suited for modern family living.

### 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 - 5.00 pm Friday

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.

## 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 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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## 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.

## 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.

## 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.

## Directions

For SatNav purposes follow DE11 7EX

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

## COUNCIL TAX

Band: F

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

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### THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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