

Station Road, Woodville, DE11 7DX
£166,600



Station Road, Woodville, DE11 7DX

£166,600
Council Tax Band: A

Charming Three-Bedroom Cottage on Station Road, Woodville

Nestled in the heart of Woodville, this delightful three-bedroom terraced cottage combines timeless character with modern comforts, making it an ideal home for families or professionals alike.

Location

Situated on the edge of Woodville, in the heart of the National Forest, the property is close to unspoiled countryside, offering excellent walking opportunities. Nearby amenities include Swadlincote, Ashby-de-la-Zouch, and Burton-upon-Trent, all just a short drive away. The area benefits from excellent road connections via the A511, A38, and A514, with the M42 and M1 also within easy reach.

Step through the composite front door into the inviting living room, featuring coving to the ceiling, elegant herringbone laminate flooring, a central heating radiator, and a double-glazed window that lets in ample natural light. The cosy gas fire, set within an attractive surround and hearth, provides a warm focal point.

Beyond the living room is the dining room, an equally welcoming space perfect for entertaining or family meals. A feature fireplace and tasteful décor adds to the charm. From here, doors lead to the fitted kitchen and stairs ascending to the first floor.

The kitchen is both functional and stylish, with a selection of matching wall and base units, quality laminate work surfaces, a gas hob, an electric oven, and a one-and-a-half bowl sink with a mixer tap. There is also space for a washing machine, tumble dryer, and fridge-freezer. A double-glazed side window and rear access door ensure the space feels light and airy.

First-Floor Accommodation

Upstairs, the landing features a loft hatch with a pull-down ladder, providing additional storage. From here, doors lead to three well-proportioned bedrooms and the family bathroom.

The master bedroom is particularly spacious, boasting a walk-in storage cupboard, coving to the ceiling, and a double-glazed rear window overlooking the garden. The solid wood flooring, finished and treated, adds to the property's charm.

Bedroom two, another double bedroom is currently used as a dressing room/office, includes a central heating radiator and a double-glazed window to the front elevation.

Bedroom three, also used as a home office, offers similar versatility and features, and is a large single room.

The spacious family bathroom/wet room includes a four-piece suite: a walk-in shower, a separate bath with a mixer tap, a low-level WC, and a wash hand basin with a vanity unit. Two double-glazed windows provide excellent ventilation and natural light, while the built-in storage cupboard adds practicality.

Exterior Features

To the front, the property boasts a fore garden enclosed by a brick wall with a pedestrian gate, adding kerb appeal. A shared passage leads to the rear garden, which is split into two sections. The immediate rear garden features a block-paved patio area with handy outbuildings for storage,

Beyond this, a generously sized lawn and a further patio area offer the perfect space for outdoor dining or relaxation. The entire garden is enclosed by timber fencing, providing privacy and security. A large garden shed offers additional storage, while the thoughtfully designed layout creates a welcoming outdoor space, ideal for enjoying a morning coffee or entertaining.

This beautifully presented cottage is a true gem, offering characterful features, versatile living spaces, and a superb location. A viewing is essential to fully appreciate everything it has to offer.

Measurements:

- Living Room: 12'10" x 11'9" (3.93m x 3.60m)
- Dining Room: 11'11" x 11'9" (3.64m x 3.59m)
- Kitchen: 13'8" x 7'5" (4.17m x 2.27m)
- Master Bedroom: 14'2" x 12'0" (4.32m x 3.66m)
- Second Bedroom: 11'11" x 7'10" (3.64m x 2.40m)
- Third Bedroom: 8'6" x 7'9" (2.59m x 2.36m)

Additional Information:

- Tenure: Freehold
- EPC Rating: D
- Council Tax Band: A
- Local Authority Area: South Derbyshire

Disclaimer:

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein. Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

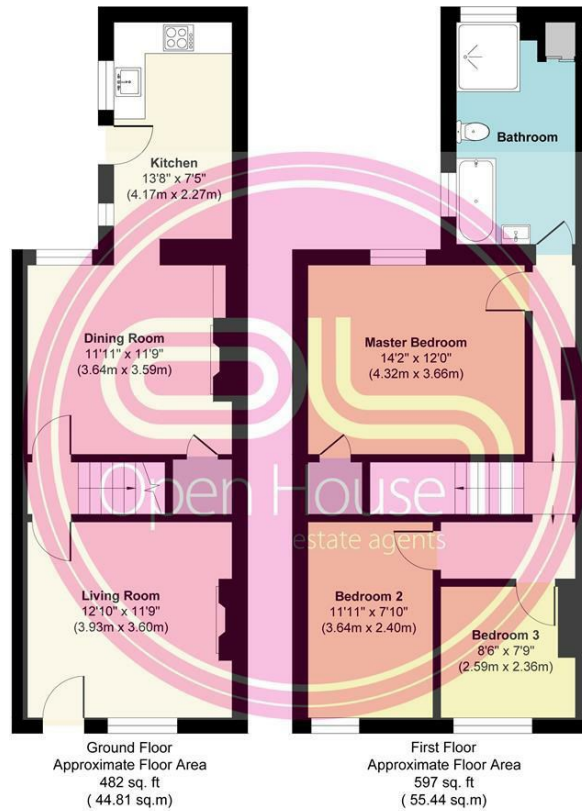




zoopla rightmove  PrimeLocation.com







Approx. Gross Internal Floor Area 1079 sq. ft / 100.25 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.

Produced by designimperial.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC