

Excelsior Drive, Woodville, DE11 8DW

£235,000

Council Tax Band: C

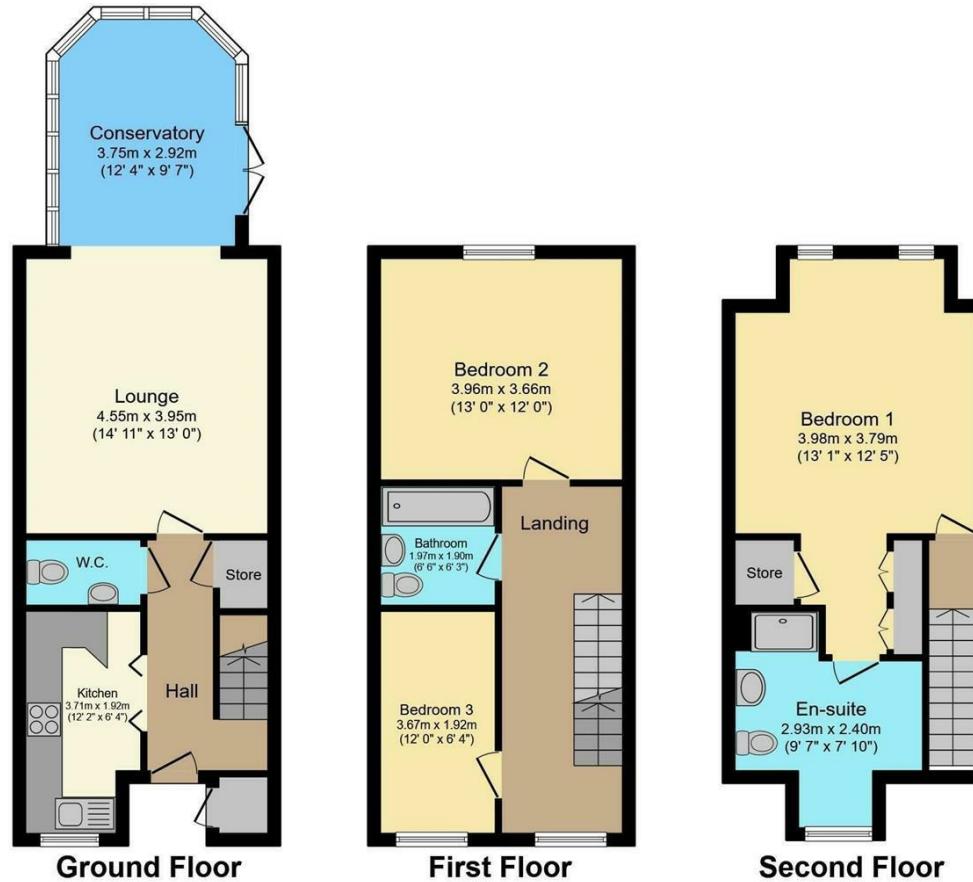


We are proud to present this spacious and well-presented three double bedroom, three-story semi-detached home. The property comprises; modern fitted kitchen, open-plan lounge/diner, cloakroom W.C to the ground floor. The second floor there are two well-proportioned bedrooms and the modern family bathroom, and the master suite with a dressing area and an en-suite covers the whole of the second floor. Outside there is a good-sized garden, a driveway and large garage.

The area offers excellent road connections with the A511, A38 and A514, as well as M42 and M1 a short drive away, and the property is local to untouched countryside providing excellent walks, there are other amenities nearby with Swadlincote, Ashby-de-la-Zouch, and Burton-Upon-Trent town centres all a short drive away.



Open House Burton & Swadlincote



Total floor area 119.1 sq.m. (1,281 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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	