



Blueberry Way, Woodville, DE11 7GX

£210,000





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Nestled in the charming area of Woodville, this delightful end terrace house on Blueberry Way offers a perfect blend of comfort and modern living. This impressive property boasts a well-thought-out layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The natural light that floods these areas creates a warm and welcoming atmosphere. The house features three generously sized bedrooms, and two well-appointed bathrooms.

Built in 2004, this property benefits from contemporary design and construction, offering a low-maintenance property that is ready for its next owners. The end terrace position not only provides additional garden space, but the parking space area directly next to the home.

This home is ideally situated in a friendly cul-de-sac, close to local amenities and transport links, ensuring that everything you need is within easy reach.

### Ground Floor

Hallway — 1.22m x 1.49m (4'0" x 4'10")

A welcoming entrance hall with laminate flooring, radiator, and staircase to the first floor.

Living Room — 3.63m x 4.81m (11'11" x 15'9")

A bright and spacious lounge featuring a modern fireplace, bay-fronted window allowing plenty of natural light, and access to the kitchen diner.



Dining Area — 2.42m x 2.92m (7'11" x 9'7")

Open-plan dining space with French doors opening directly onto the rear garden, providing an excellent spot for entertaining and family dining.

Kitchen — 2.10m x 2.91m (6'10" x 9'6")

Modern fitted kitchen with a range of wall and base units, integrated oven, hob with extractor, and space for appliances. Finished with neutral tiling and open-plan access to the dining area.

Ground Floor WC — 0.93m x 1.67m (3'0" x 5'5")

A convenient cloakroom with low-level WC and wash basin.

## First Floor

Bedroom Two — 4.69m x 2.58m (15'4" x 8'5")

A generously sized double bedroom overlooking the rear garden, with fitted wardrobes and neutral décor.

Bedroom Three — 2.63m x 3.07m (8'7" x 10'0")

A well-proportioned third bedroom, perfect as a child's room, guest bedroom, or home office.

Family Bathroom — 2.24m x 2.08m (7'4" x 6'9")

Stylish and modern bathroom featuring a panelled bath with overhead shower, pedestal wash basin, WC, and contemporary wall tiling.

## Second Floor

Master Bedroom — 4.69m x 3.64m (15'4" x 11'11")

A superbly spacious master suite occupying the entire top floor, benefiting from fitted wardrobes, skylight windows, and plenty of natural light.

En-Suite — 2.27m x 1.62m (7'5" x 5'3")

Modern en-suite shower room fitted with a corner shower cubicle, wash basin, and WC.

## Outside

The rear garden has been landscaped for low maintenance, with a paved patio area, decorative gravel borders, and a garden shed — ideal for relaxing or entertaining outdoors.

To the front, there is a neat fore garden and pathway leading to the entrance. The property also benefits from two allocated parking spaces which sit directly outside the rear fence for easy access.

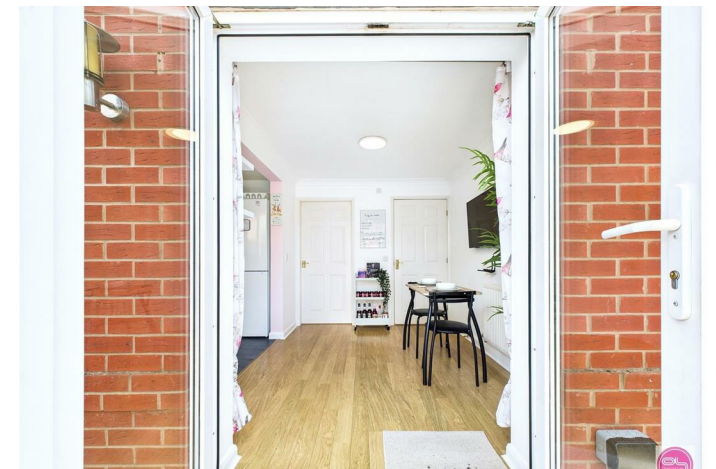
## Additional Information

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

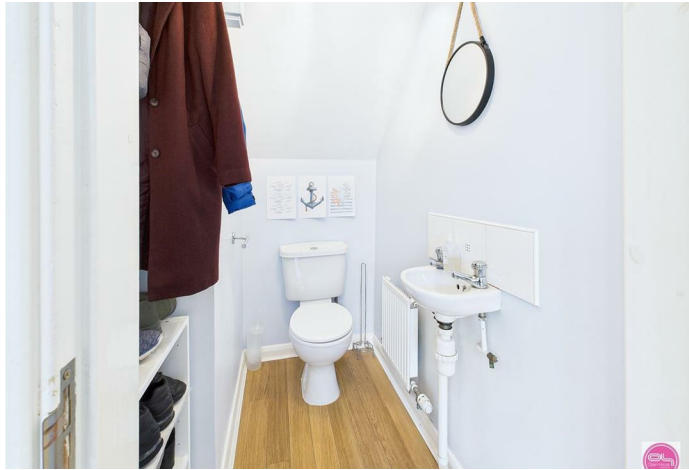
Metro PM block & estate management have a service charge of £282.70 Which is a half yearly service Charge, (Yearly £565.40) This covers Grounds Maintenance, General External Maintenance, Pest Control, Building Insurance , Audit Fee's, Out of Hours, Bank Admin Fees, Management Fees & Reserve contribution. The payment for Ground Rent is £20.00 per half year. (yearly £40.00)

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 note that we have not tested or verified the condition of the services connected to the property,







including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

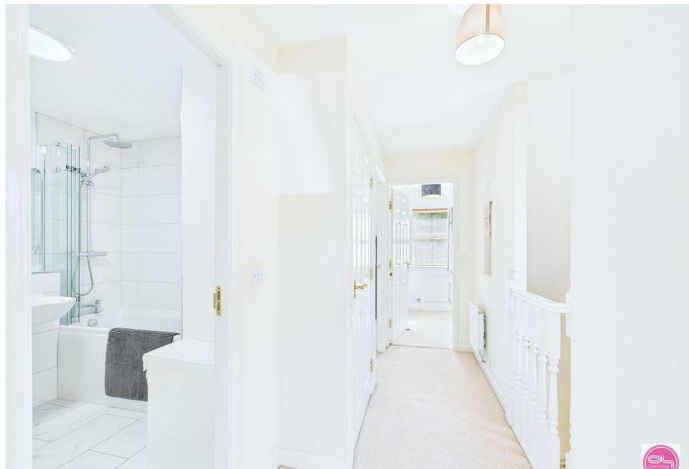
#### Money Laundering Regulations 2003:

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



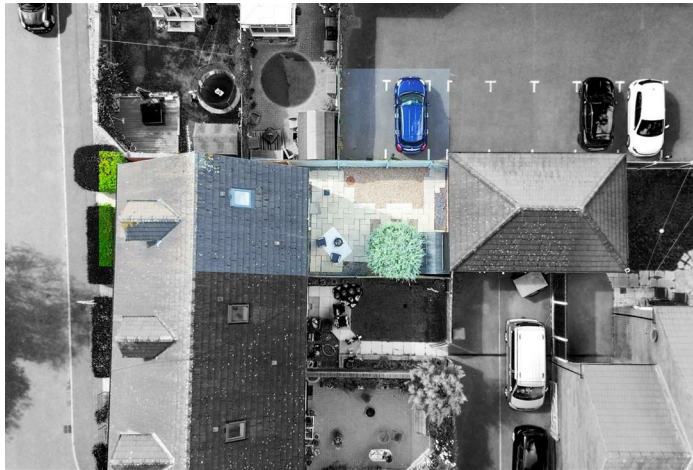
#### Floorplans:

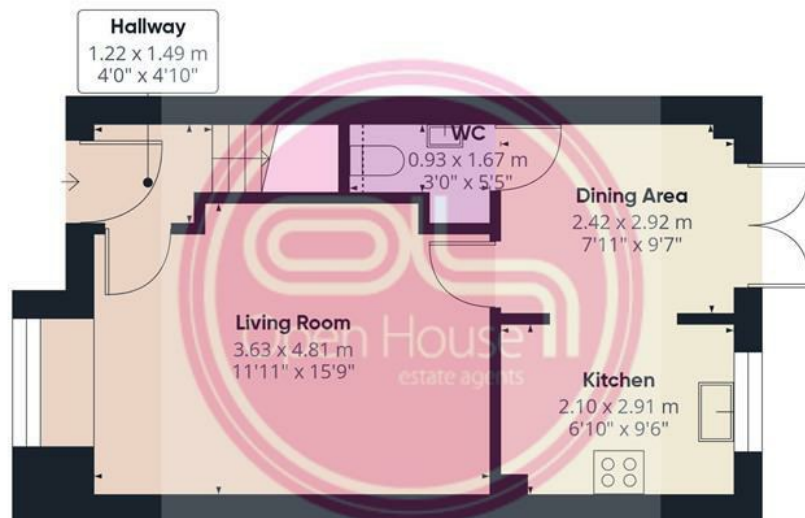
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

86.4 m<sup>2</sup>

930 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom


Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	84
(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
		

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Modern three-storey, three-bedroom property
- Spacious master bedroom with en-suite shower room
- Bright and stylish living room with feature fireplace
- Open-plan dining kitchen with French doors to garden
- Two further well-proportioned bedrooms
- Contemporary family bathroom and ground floor WC
- Low-maintenance landscaped rear garden
- Allocated parking for two vehicles
- Popular residential location close to schools and amenities
- Excellent transport links to Swadlincote, Burton, and beyond



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: [BurtonSwad@localagent.co.uk](mailto:BurtonSwad@localagent.co.uk)

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)