



5 Oakway Drive, Woodville, Derbyshire, DE11 8FZ

HOWKINS &  
HARRISON



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Woodville,  
Derbyshire, DE11 8FZ

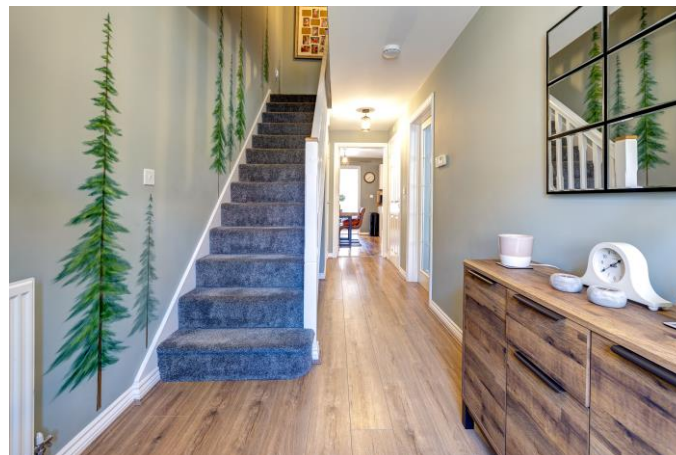
Guide Price: £290,000

Having been finished to a high standard throughout, this four bedroom family home offers an abundance of versatile living accommodation, In brief the property comprises a good sized bay windowed reception lounge, open plan dining/kitchen, utility room, WC and rear conservatory. To the first floor are four bedrooms and a family bathroom, The principal bedroom also boasts an en-suite shower room.

Externally you will find a detached double garage with further off road parking and a landscaped rear garden.

### Features

- Immaculately presented family home
- Modern open plan dining/kitchen
- Generous bay fronted reception lounge
- Utility room and cloakroom WC
- Four bedrooms and a family bathroom
- Principal bedroom with en suite shower room
- Tandem driveway and a detached garage
- Landscaped low maintenance rear garden
- Super location for commuters and amenities
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## 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.



## Accommodation Details - Ground Floor

Enter via the front door into an good size entrance hallway with stairs rising to the first floor and door to a spacious store cupboard. A door to the right gives access into a good size reception lounge with bay window to the front elevation and a further door at the end of the hallway leads into the open plan dining/kitchen and separate utility room. The kitchen area benefits from a good range of floor and wall mounted units with ample preparation surfaces, built in oven, hob and extractor hood alongside further appliance space. There is access to a separate utility area and to complete is a double glazed conservatory with doors and windows to the rear garden.

## First Floor

The straight flight staircase rises from the entrance hall onto the first floor landing, from here you can access all four bedrooms and the family bathroom. Bedrooms one and three overlook the rear elevation with the principal room having access to an en suite shower room. Bedroom two is a good double room and the fourth bedroom could be used as a single bedroom, study or walk in wardrobe. A three piece family bathroom services three of the four bedrooms.











## Outside

Externally there is ample off road parking in the form of a tarmacadam driveway. In addition there is a detached single garage with personnel door to outside and is ideal for storage of further parking. A gate to the side gives access into the enclosed, low maintenance landscaped rear garden with a patio area ideal for entertaining.

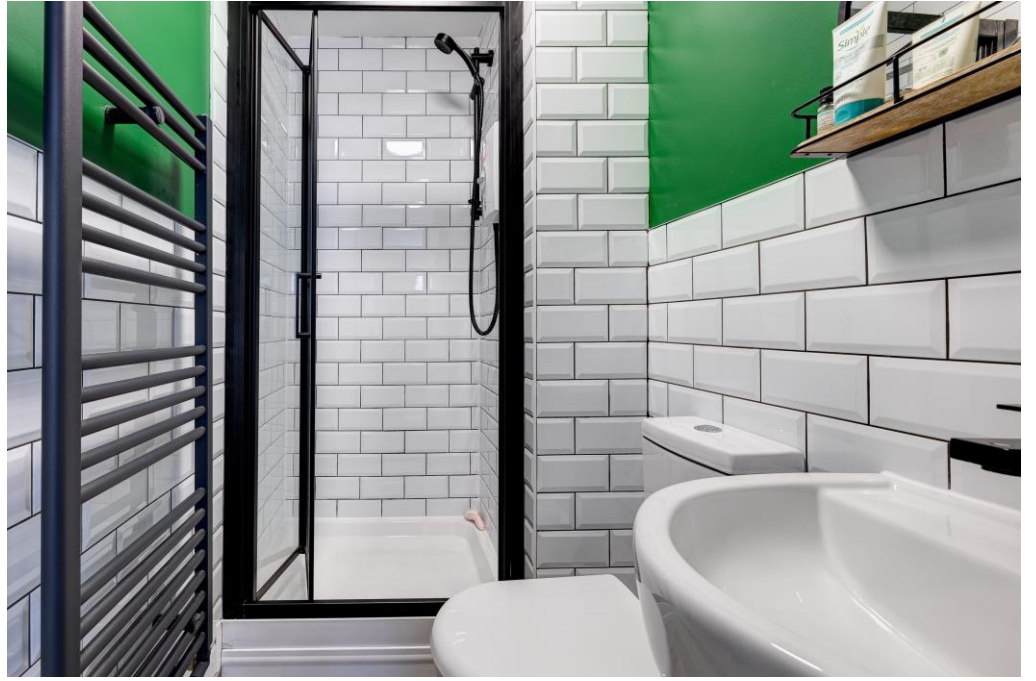


A super family home located to excellent amenities and National Forest recreational facilities.

View without delay







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

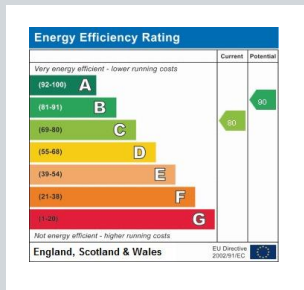
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - C



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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