



17 Harebell Close, Woodville, Derbyshire, DE11 7GZ

HOWKINS &  
HARRISON



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Woodville,  
Derbyshire, DE11 7GZ

Guide Price: £375,000

Occupying a deceptively spacious plot within a popular development, this four bedroom detached family home is perfectly situated for families and commuters and must be seen to be truly appreciated!

Set across two floors the property briefly comprises of two generously sized ground floor reception rooms, a large open plan dining/kitchen, four good sized bedrooms and a family bathroom. Externally the property benefits further from a larger than average garden that wraps around the property as well as off road parking to the front elevation.



## Location

Nuneaton town lies just 3 miles from the Leicestershire border 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

From the front elevation the property opens into a good sized entrance hallway where doors lead off allowing access across the ground floor living accommodation. To the right a sizeable reception lounge whilst to the left a versatile reception room that would be ideal as a home office or children's play room. Further along the hallway another door opens into the back of the property where you can find a large open plan dining/kitchen that's ideal for modern family living.

## First Floor

The single flight staircase rises from the entrance hallway and up onto the first floor landing where you can find all four bedrooms and the family bathroom. Bedroom one is a sizeable double room with access to it's own en suite shower room, the remaining three bedrooms are all of good size and are serviced by a modern three piece family bathroom.











## Outside

Outside the property benefits from a sizeable driveway to the front elevation the allows for ample off road parking. Gated access to the side that leads round into a larger than average rear garden that's been landscaped to create an idyllic setting for entertaining and family living.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Four bedroom detached home
- Deceptively large plot ideal for family living
- Two ground floor reception rooms
- Kitchen/dining room
- Principal bedroom with en suite shower room
- Family bathroom
- Summer house & shed
- Landscaped rear garden
- Ample off street parking
- Popular development with fantastic transport links







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 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

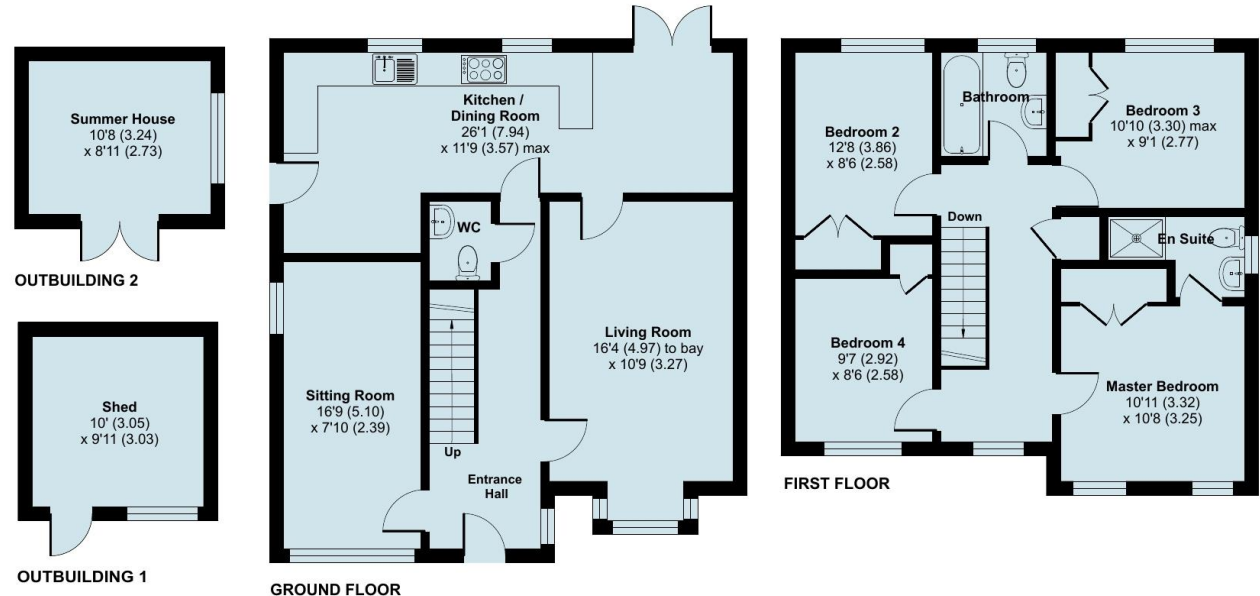
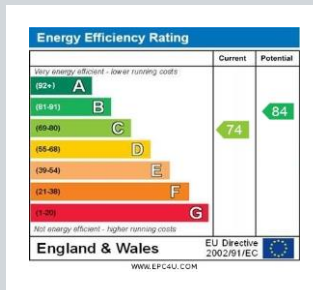
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and there is broadband connected to the property.

## Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

## Council Tax

Band - D



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1295377

## Harebell Close, Woodville, Swadlincote, DE11

Approximate Area = 1345 sq ft / 124.9 sq m

Outbuildings = 194 sq ft / 19.4 sq m

Total = 1539 sq ft / 142.8 sq m

For identification only - Not to scale

## Howkins & Harrison

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