







Swallow Road, Woodville, DE11

£319,995



CADLEY CAULDWELL are pleased to offer to the market this UNIQUE DETACHED FAMILY HOME in a POPULAR RESIDENTIAL AREA with easy access to main routes and local amenities. Being WELL MAINTAINED THROUGHOUT & DELIGHTFULLY PRESENTED, the property comprises four bedrooms (en-suite to master), family bathroom & guest cloakroom, living room, dining room, kitchen, utility room, enclosed garden area; and with the benefit of gas central heating and double glazing, EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT IS ON OFFER.

Contact CADLEY CAULDWELL on 01283-217251 to arrange your viewing.

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|---|---|---|
|  UNIQUE DETACHED FAMILY HOME |  Family Bathroom & Guest Cloakroom |  Four Bedrooms (En-suite to Master) |
|  Lounge & Separate Dining Room |  VIEWING HIGHLY RECOMMENDED |  EPC Rating: D / Council Tax Band: C |

Swallow Road, Woodville, DE11

Directions

SAT NAV Users: DE11 7QE

IMPORTANT NOTE

Mortgage Advice Available.

Porch

3'7" x 6'6" (1.09m x 1.98m)

Living Room

20'1" x 14'9" (6.12m x 4.50m)

Measurements shown are a maximum.

Dining Room

11'8" x 7'9" (3.56m x 2.36m)

Kitchen

11'9" x 12'5" (3.58m x 3.78m)

Utility Room

7'9" x 4'8" (2.36m x 1.42m)

Inner Hallway

3'8" x 2'11" (1.12m x 0.89m)

Guest Cloakroom

3'7" x 4'7" (1.09m x 1.40m)

Integral Garage

15'11" x 8'2" (4.85m x 2.49m)

Stairs & Landing

Bedroom 1

10'0" x 13'5" (3.05m x 4.09m)

Measurements shown exclude entrance area.

En-suite

3'2" x 9'4" (0.97m x 2.84m)

Bedroom 2

9'0" x 14'1" (2.74m x 4.29m)

Measurements shown are a maximum and exclude entrance area.

Bedroom 3

7'6" x 14'9" (2.29m x 4.50m)

Measurements shown exclude entrance area.

Bedroom 4

6'1" x 9'5" (1.85m x 2.87m)

Bathroom

7'0" x 5'6" (2.13m x 1.68m)

To the Front

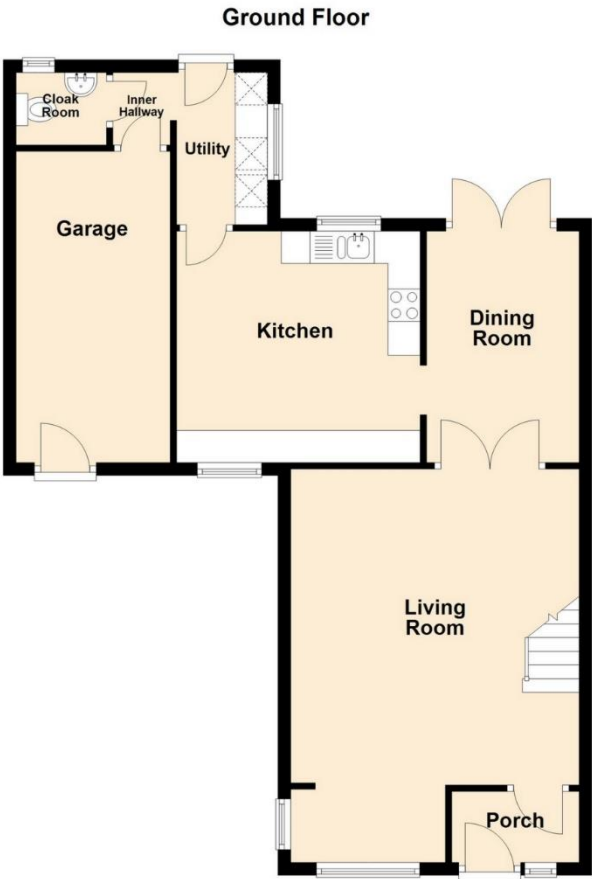
Forecourt area laid to tarmac & block paving providing off-street parking for several vehicles, door to integral garage, gated access to side of property.

To the Rear

Enclosed garden area, paved patio / seating area, lawned area, (Summerhouse - not included in sale price), steps to further paved area, wooden storage shed, gate to further enclosed area, laid to "astroturf", gated access to side of property, wide fence panel to boundary can be removed to create space for further off-street parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.