

Grindley Way, Woodville, DE11

£295,000-£315,000 Guide Price



CADLEY CAULDWELL are pleased to bring to the market this fantastic FOUR BEDROOM DETACHED family home located on the edge of a very popular residential estate within Woodville, Swadlincote; close to local amenities, schools, country walks and major route ways. This delightful home consists of a hall, spacious lounge, newly fitted kitchen/diner, guest cloakroom, airy landing with cupboard, four roomy bedrooms, en-suite shower to master, newly fitted family shower room, double shower with recess storage, private parking for several cars, single garage, car port, side access gate and low maintenance enclosed rear garden.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: D/ EPC Rating: TBC/Freehold****

****GUIDE PRICE £295,000-£315,000****

SUN ROOM

**FOUR BED
DETACHED**

**GARAGE &
PARKING**

EN-SUITE TO MASTER

****Council Tax Band D/EPC Rating
TBC/Freehold****

Grindley Way, Woodville, DE11

Directions

Follow SATNAV Code for DE11 7BN

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

17'4" x 13'7" (5.28m x 4.14m)
Under stairs cupboard

Kitchen/Diner

17'10" x 10'0" (5.44m x 3.05m)
Patio Doors to Sun Room

Sun Room

14'7" x 10'9" (4.45m x 3.28m)
Doors to garden

FIRST FLOOR

Landing

Built in cupboard

Bedroom 1

11'7" x 9'2" (3.53m x 2.79m)
Built in wardrobe

En-Suite Shower Room

9'9" x 5'4" (2.97m x 1.63m)

Bedroom 2

9'0" x 8'9" (2.74m x 2.67m)

Bedroom 3

10'10" x 6'1" (3.30m x 1.85m)

Bedroom 4

8'10" x 6'8" (2.69m x 2.03m)

Family Shower Room

7'7" x 6'6" (2.31m x 1.98m)

OUTSIDE

Single Garage

Front

Drive for several cars, car port

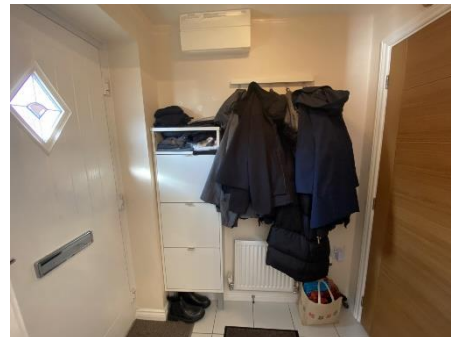
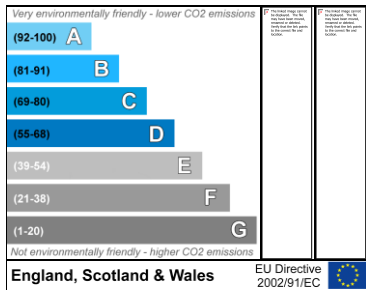
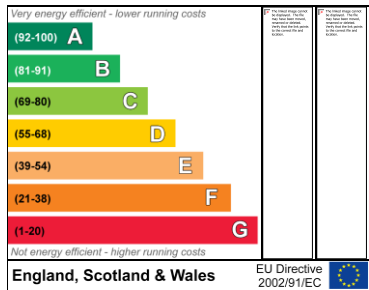
Rear

Side access gate, patio, mature shrubs, artificial grass, fruit trees, veg patch.

Energy Efficiency Rating		
	Current	Potential

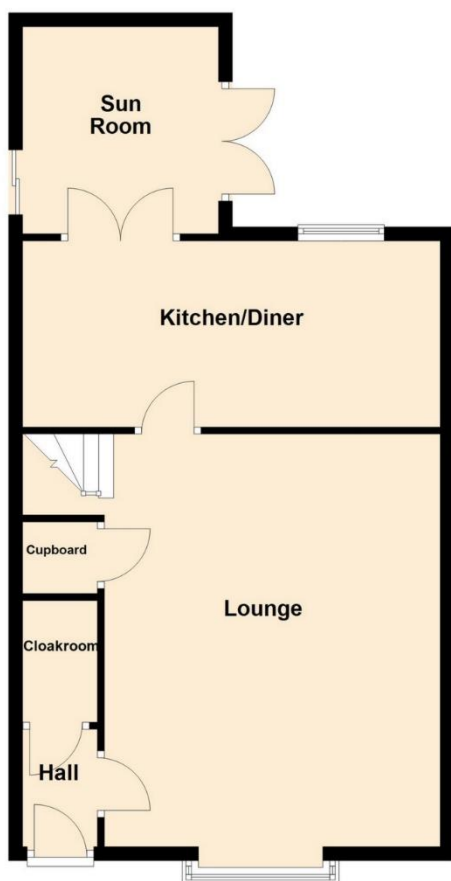
Environmental Impact (CO ₂) Rating		
	Current	Potential





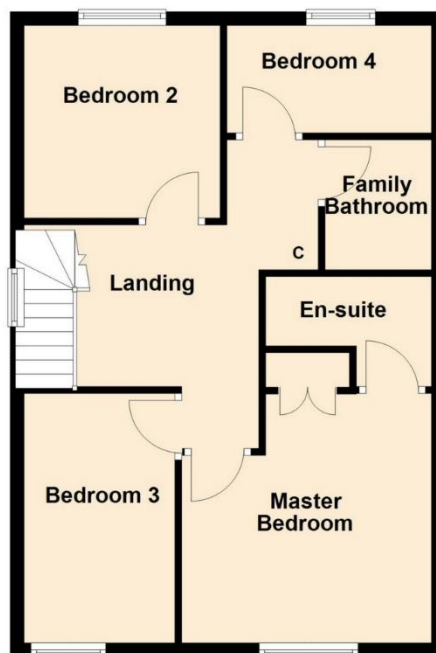
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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.