



Brunt Lane, Woodville Swadlincote





Property Description

Burchell Edwards are delighted to bring to market this extensive 5-bedroom detached family home, situated on a quiet residential estate in Woodville, Swadlincote. The property is offered to the market with no onward chain complications.

The location offers excellent connection to major transport links, suitable for commuters to Ashby via the A511 or Birmingham via the M42, as well as offering number of local amenities and good schools. Brunt Lane is a close community on a secluded estate, privately tucked away from the main road.

The family homes are well-appointed, all orientated around the children's playing fields at the centre. Thanks to this property itself benefits from being not over-looked to the rear, with a large and private tiered garden, as well as suntrap patio area.

To the front is a driveway for ample parking and low-maintenance artificial lawn, as well as EV charging point and access around to the rear. The integrated garage is versatile and can be used for storage but has currently been partially converted into a snug.

The ground floor accommodation consists of entrance hallway and guest cloakroom, large front reception room, kitchen-diner with separate utility, and 3rd reception room with French patio doors.

Stairs to the 1st floor from the hallway lead to 4 double bedrooms and a 5th single, with an en-suite master and large family bathroom. Early viewing advised.

Entrance Hallway

Door to front elevation, laminate flooring and central heating radiator.

W.C

Double glazed window to front elevation, W.C, wash hand basin, tiling to splash prone areas, central heating radiator and laminate flooring.

Lounge

17' 9" x 11' 1" (5.41m x 3.38m)

Double glazed bay window to front elevation, two central heating radiators, electric fire place and carpet.

Dining Room

12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed French patio doors to rear elevation, central heating radiator and vinyl flooring.

Kitchen

17' 1" x 14' 7" max (5.21m x 4.45m max)

Double glazed window and French patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, boiling water tap, electric oven, gas hob, extractor, storage pantry under stairs, fridge freezer, tiled flooring, tiling to splash prone areas and wireless speaker.

Utility Room

8' 4" x 5' 1" (2.54m x 1.55m)

Base storage units, sink with drainer unit, dishwasher included, washing machine plumbing, tiled flooring, central heating radiator, extractor and tiling to splash prone areas.

Garage / Store

13' 5" x 8' 1" (4.09m x 2.46m)

Central heating boiler, water tank, fuse board and carpet.

Landing

Carpet, loft access, central heating radiator and two storage cupboards.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Double glazed window to front elevation with electric blind, carpet, central heating radiator, built in storage and walk in wardrobe.

En-Suite

Double glazed window to side elevation, mains rainfall shower, wash hand basin, W.C, tiled flooring, tiling to splash prone areas, extractor and central heating radiator.

Bedroom Two

16' 8" x 9' 5" (5.08m x 2.87m)

Double glazed window to front elevation, carpet, central heating radiator and chalk board on wall.

Bedroom Three

11' 4" x 11' 5" (3.45m x 3.48m)

Double glazed window to rear elevation with electric blind, central heating radiator, carpet and built in wardrobe.

Bedroom Four

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear elevation with electric blind, central heating radiator, carpet and built in wardrobe.

Bedroom Five

7' 3" x 7' 11" (2.21m x 2.41m)

Double glazed window to rear elevation, carpet and central heating radiator.

Bathroom

Double glazed window to front elevation, bath with shower over, wash hand basin, W.C, tiled flooring, central heating radiator and extractor.

Loft Space

Insulated and boarded.

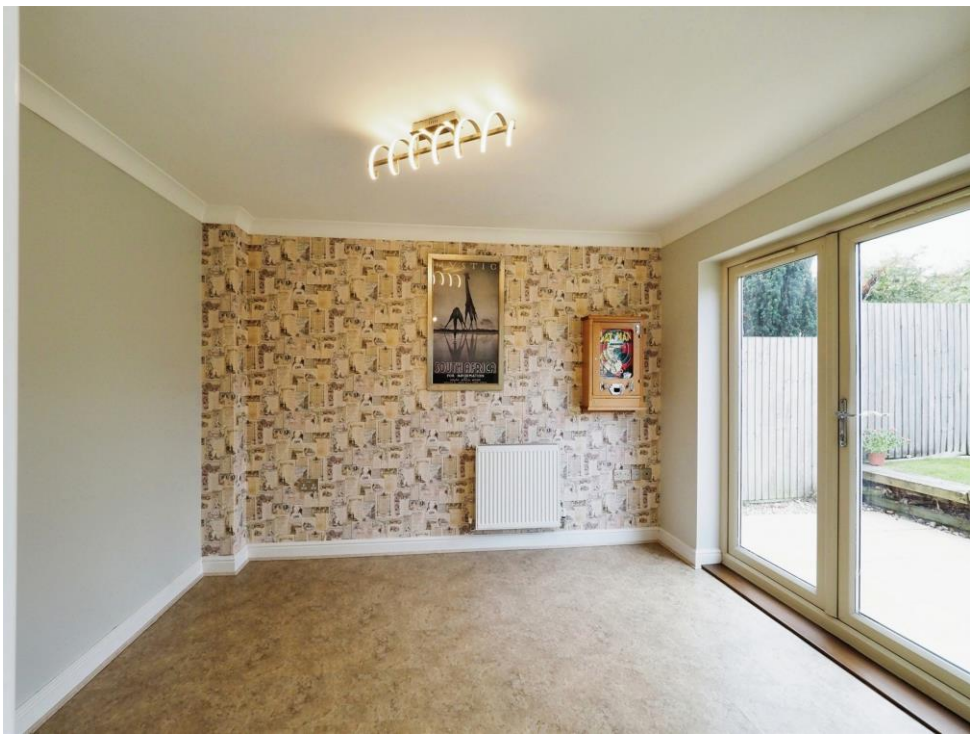
Front Garden

Driveway providing off road parking for two vehicles, artificial lawn, sleepers and hedgerow.

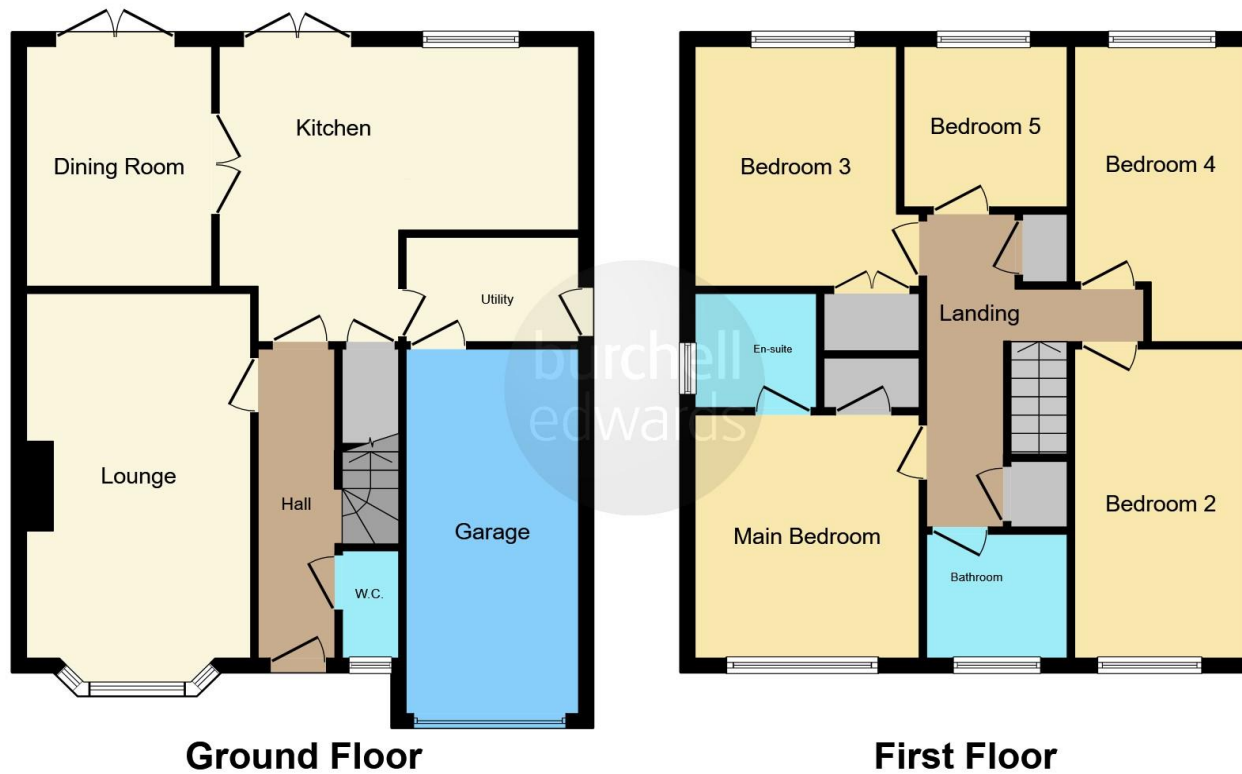
Rear Garden

Laid to lawn, slabbed patio area, gravel area, gated side access to frontage, outdoor sockets, outdoor tap and fencing to boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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