

# Thorn Street

Woodville, Swadlincote, DE11 7DN



Beautifully positioned three bedroom semi detached dormer home, offered for sale with no upward chain. Offering reception hall, lounge with bay window, dining kitchen, ground floor bathroom, three bedrooms with ensuite WC, conservatory, utility room, lovely lawned garden, off road parking and car port.

Price range £200,000 - £210,000

John German

This property has the benefit of no upward chain and is superbly positioned at the top of Thorn street, close to paddocks and open countryside. The property benefits from off road parking to the fore with driveway and gated access leading you through to car port with further gate onto the rear garden.

A look inside will reveal a central reception hallway with staircase leading off. To your immediate right is a well proportioned full width lounge with front facing uPVC double glazed bay window, with a feature fireplace lying at the focal point of the room.

The property has a modern fitted dining kitchen with base and wall mounted cabinets wrapping around three sides of the room, with complementary worktops having a 1 1/2 bowl sink with mixer tap and ceramic tile splashbacks to the work surface areas. There is space for a cooker, space for a fridge, space for dining table and there is a useful understairs storage cupboard. uPVC double glazed internal window overlooks the conservatory, and glazed door opens in.

The conservatory is brick and uPVC double glazed construction with views over the garden. This is a pleasant sitting room to enjoy the rear aspect. A uPVC double glazed inner door opens to a rear lobby/utility with roll top worksurface, inset sink with mixer tap and space for a washing machine and tumble dryer, dual aspect windows and a door takes you out onto the rear gardens.

Off the hallway is a ground floor family bathroom fitted with a white suite comprising bath with glazed shower screen and shower mixer taps, wc and vanity wash hand basin.

Upstairs on the first floor, leading off the landing you will find there are three bedrooms. The master bedroom runs full width of the property and is a generously sized room, having wide picture window to the front with views towards the surrounding countryside.

Bedrooms two and three overlook the rear gardens, and bedroom two has the additional benefit of an ensuite WC with wash hand basin and closed coupled WC with window to the side.

Returning outside, to the rear of the property is a lovely garden laid mainly to lawn with pretty, mature planted borders, flanked on one side by an impressive paved patio area perfectly positioned to take full advantage of the summer sunshine.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA10052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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