

Askew Way

Woodville, Swadlincote, DE11 8FX

John 
German





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£280,000

This lovely four bedroom, two bathroom family home enjoys an excellent setting along a private drive with a great outlook over the green. There is wide hallway, WC, large open plan kitchen/diner and a superb sized rear lounge with French doors to landscaped garden perfect for families.



This modern family home enjoys an enviable location set along a private driveway approach with fabulous open outlook over the developments green space and play park. An ideal setting for families with children. The property has a long private with parking for three cars, plus garage and there is the benefit of a second driveway to the front for another two!

We start our visit in a lovely welcoming large reception through hallway with staircase leading off and useful cupboard beneath. Immediately to your right you will find there is a lovely open plan kitchen/diner fitted with a range of high gloss base and wall mounted cabinets wrapping around two walls with complimentary timber effect countertops and feature tiled splashbacks above. There is an integral four ring gas hob with stainless steel splashback, extractor hood over and set beneath is an electric oven. There is space for a washing machine, integral dishwasher, space for fridge freezer and a lovely, tiled floor runs underfoot. There is a dining area with a picture window overlooking the green to the fore. The lounge runs full width of the property and is a fantastic sized room. It has laminate flooring underfoot, halogen downlighters above and picture windows with central glazed doors opening out onto the landscaped rear garden. Finally on the ground floor is the well-proportioned guest cloakroom which has a pedestal wash hand basin and WC.

Upstairs you will find a generous sized landing and arranged around are four bedrooms plus family bathroom. You have a king-sized principal bedroom which has views over the garden and the benefit of its own private en suite shower room with pedestal wash hand basin, WC and an oversized tiled shower with electric shower above, tiled floor and ladder style towel radiator. Bedroom two has fitted double wardrobes and excellent views over the developments lovely green space. Bedrooms two, three and four have the use of a family bathroom which is fitted with a white suite comprising panelled bath with glazed shower screen and mains shower above, pedestal wash hand basin, WC and attractive tiling to the bath and shower area.

Outside, as previously mentioned the property enjoys a private drive setting with lots of parking, alongside single garage. Gated side access takes you into the landscaped rear garden which enjoys a great degree of privacy and has paved patio area with timber pergola above, neatly laid lawn, maturely planted borders and bark chip children's play area.

Agents notes: Please note that the property is set on a private drive approach.

Upon completion of the development and Taylor Wimpey have signed off, the green space areas will be managed by Trinity Estate Management info@trinityestates.com. There will be an annual charge for the maintenance of these areas – price TBC.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

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

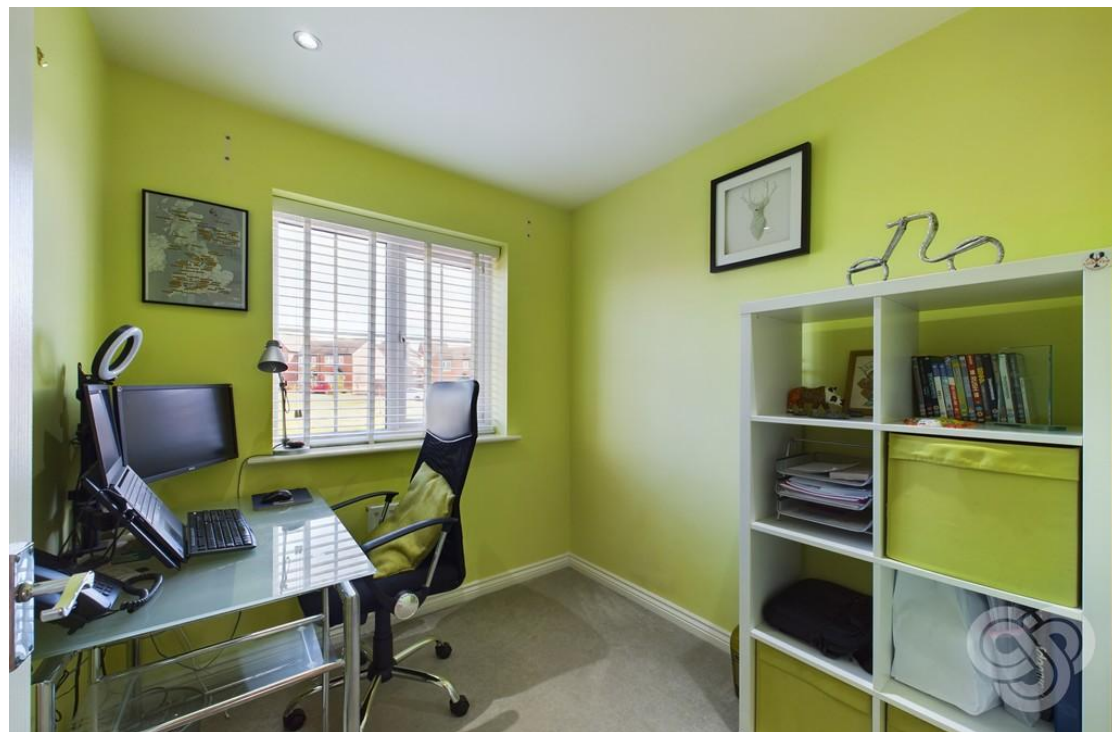
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

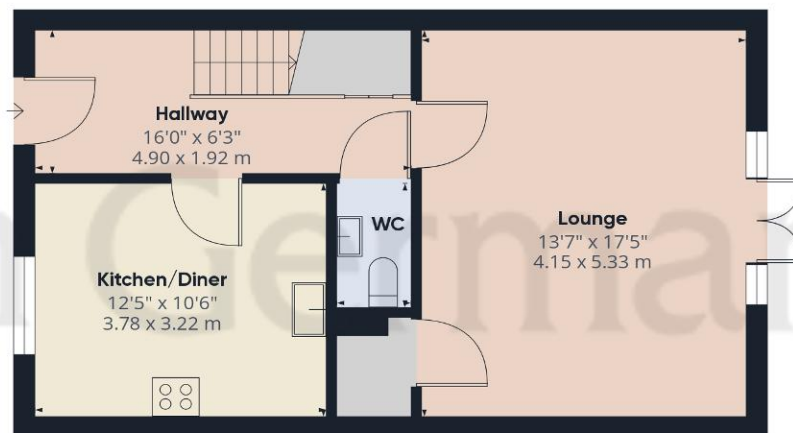
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>
www.nwleics.gov.uk

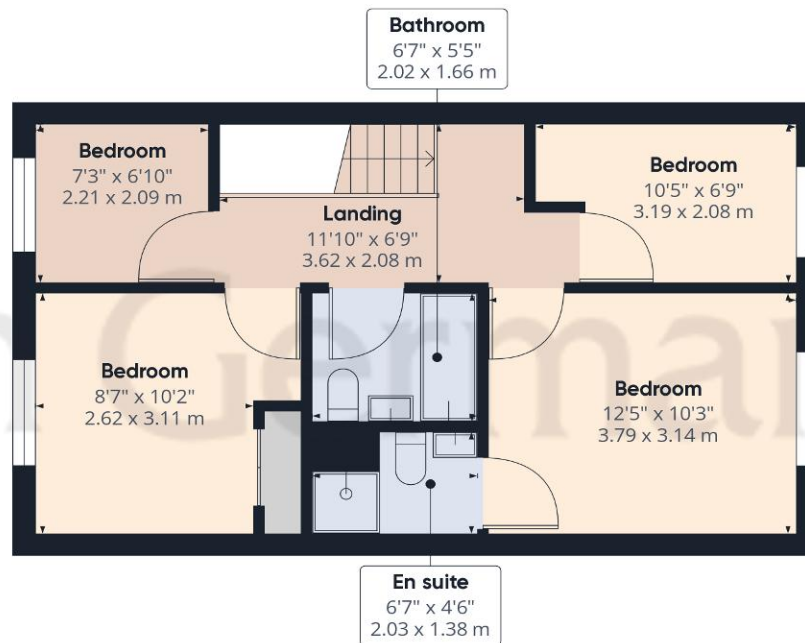
Our Ref: JGA/12092024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

981.78 ft²

91.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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