

Ashby Road

Woodville, Swadlincote, DE11 7BY

John 
German





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£575,000

Tucked away in a popular location on the fringes of Ashby, this spacious four-bedroom detached home blends modern style with plenty of room to grow. With multiple living areas, a stylish kitchen, updated bathrooms, and lovely countryside views, it's perfect for families looking for comfort, space (approx. 0.25 acres), and a quieter pace of life.

This beautifully presented and generously extended four-bedroom detached home offers spacious, flexible living in a desirable non estate semi rural setting. Set well back from the road, the property boasts three reception rooms, a stylish breakfast kitchen, four double bedrooms, and contemporary bathrooms-all complemented by panoramic countryside views, private rear gardens, and no shortage of modern comforts, making it ideal for growing families or those working from home.

Step into a spacious and welcoming central hallway, accessed via a UPVC entrance door flanked by glazed side panels. To your right is a handy guest cloakroom with WC and wash hand basin. A turning staircase with under-stairs storage leads to the first floor. The ground floor offers versatile living spaces, including a separate formal dining room-ideal for entertaining or family gatherings. At the rear, the living room is accessed through glazed double doors and features an electric flame-effect stove as a cosy focal point, along with French doors (with side panels) that open onto the patio and garden beyond. There's also a third reception room, perfect as a study, playroom, or home office, depending on your needs.

Last but certainly not least, the family breakfast kitchen is well-appointed with a wide range of base and wall units along two sides, topped with wood-effect countertops. A one-and-a-half stainless-steel sink with mixer tap sits beneath the window. Integrated appliances include a touch-control ceramic hob with splashback and extractor hood, soft-close pan drawers, an oven, microwave, fridge freezer, and dishwasher. A purpose-built breakfast bar comfortably seats five-ideal for casual dining. A separate utility room takes care of the everyday essentials, offering space for a washing machine, extra appliances, a second sink, and a side access door leading to both the rear and front gardens.

Upstairs, the landing leads to four genuine double bedrooms, each with lovely views of the garden and surrounding countryside. Bedrooms one and two are particularly noteworthy, both featuring Juliet balconies with panoramic views stretching toward Blackfordby village and beyond. The principal bedroom includes its own private en-suite, featuring a large walk-in shower enclosure with rainfall head and shower panel walls, WC, and a sleek contemporary vanity unit with deep drawers and a wide basin with a mixer tap. The family bathroom echoes the same modern style, complete with a P-shaped shower bath and dual rainfall/detachable shower heads, glazed screen, full-height wall panelling, double vanity unit, and WC.

Set well back from the road, the property benefits from a long driveway approach with lawned garden and private rear garden backing onto fields, mainly laid to lawn with a walled patio area. A concrete base is already in place, ready for the patio tiles of your choosing-perfect for creating your own outdoor entertaining space.

The property has planning permission for an additional extension over the garage for two bedrooms, plus ensuite, and planning permission for a larger balcony area, extending the first floor from both rear bedrooms above the current patio area.

Agent notes:

24/00746/OUT - Outline application exists for erection of single dwelling with all matters reserved for the building plot to the left of No 84.

<https://plans.nwleics.gov.uk/public-access/applicationDetails.do?keyVal=SERA6CLR0Q200&activeTab=summary>

The property will have a shared front driveway with new build when complete.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

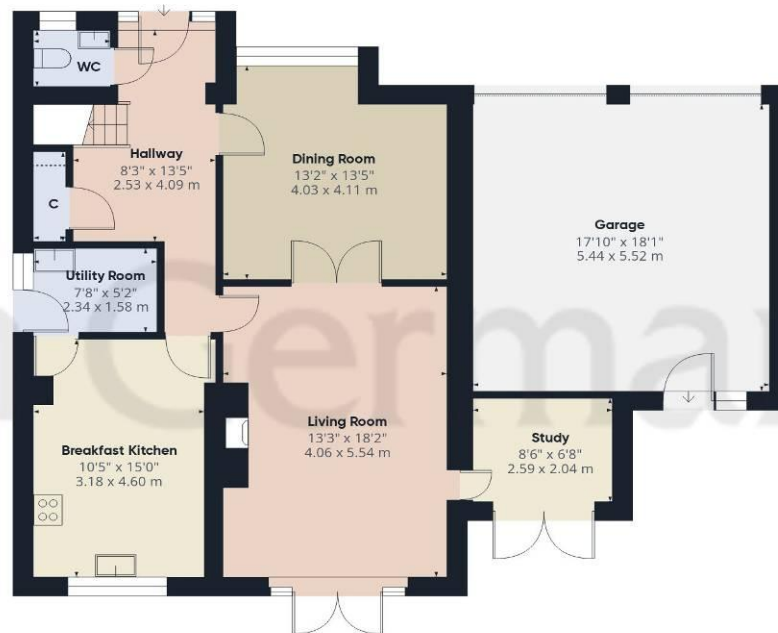
Our Ref: JGA/17072025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1814 ft²

168.6 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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