



**Sun Street, Woodville DE11**

**£195,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Cadley Caudwell are excited to market this beautifully extended two-bedroom end terrace, offered with no onward chain, presents a superb opportunity to acquire a modern home in the heart of Woodville. Thoughtfully renovated throughout, this property combines contemporary living with practical design, creating an inviting space for its new owners.

Step inside into the welcoming Entrance Hall, leading through to a bright and comfortable Lounge perfect for relaxing. The heart of the home is undoubtedly the impressive, extended Kitchen/Breakfast Room, offering ample space for both cooking and dining, designed for modern lifestyles. A convenient WC and a practical Store complete the ground floor.

To the first floor Bedroom 2 boasts a generous size, there is a dedicated Walk-in Wardrobe, offering excellent storage. A modern Bathroom serves both bedrooms.

To the second floor bedroom 1 featuring Velux windows that flood the room with natural light.

Outside To the rear, an enclosed patio area provides a private spot for outdoor enjoyment, with a gate leading to a shared entry way. Beyond this, a further gate opens to a private, enclosed rear garden, featuring a substantial Summerhouse complete with its own electricity and lighting, offering versatile space for a home office, gym, or entertainment area.

Located in Woodville, this home enjoys easy access to local amenities, including shops and schools for all ages. Excellent commuting links ensure connectivity to surrounding areas. The property benefits from mains gas central heating and double glazing throughout.

Freehold property. Council Tax Band: A. EPC: TBC.

Early viewing is recommended. To arrange your appointment please contact Cadley Caudwell on 01283 217251.

**Entrance Hall**- 1.4m x 1.09m (4'7" x 3'7")

**Lounge** - 3.23m x 2.9m (10'7" x 9'6")

**Kitchen/Breakfast Room** - 6.1m x 3.12m (17'36" x 10'3")

Integrated oven & hob, dishwasher, washing machine & tumble dryer.

**WC** - 2.03m x 0.86m (6'8" x 2'10")

**Store** - 0.81m x 0.79m (2'8" x 2'7")

**Bedroom 2** - 3.2m x 3.91m (10'6" x 12'10")

**Walk in Wardrobe** - 1.24m x 1.85m (4'1" x 6'1")

**Bathroom** - 1.73m x 1.88m (5'8" x 6'2")

**Bedroom 1** - 4.47m x 3.84m (14'8" x 12'7")

Located in the converted loft. Max measurements. Velux windows

#### **To the rear**

Enclosed patio area, gate leading to shared entry way and a further gate leading to an enclosed rear garden with spacious summerhouse.

**Summerhouse** - 6.25m x 2.97m (20'6" x 9'9")

Spacious summer house with its own electric and lighting.







# Cadley Cauldwell

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