



Thistle Close, Woodville, Swadlincote,
Derbyshire



4



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£435,000



Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite To Master Bedroom
- Quiet Desirable Cul de Sac Location
- Corner Plot
- Abundance of Off Road Parking
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, extended four bedroomed detached family home situated on a quiet cul de sac. Benefitting from high specification kitchen and family room, extra reception rooms and four bedrooms this property is ideal for any large family looking to purchase in this area. In brief the accommodation comprises: - entrance hall, lounge, study/playroom, living dining kitchen, utility room, boot room and guest cloak room. On the first floor a landing leads to master bedroom with en-suite, two double bedrooms, single bedroom with built-in wardrobes and a family bathroom. Externally the property benefits from plenty of off road parking and a great sized rear garden with plenty of seating areas ideal for entertaining and a bespoke garden room with space for hot tub. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door with frosted Upvc double glazed side panel leading to:

Large Entrance Hall

having staircase rising to first floor, wood effect Karndean flooring, one central heating radiator and solid oak door (throughout) leading to:

Lounge 3.78m x 4.9m (12'5" x 16'1")

having gas fire with marble hearth and wooden surround, media point, carpet to floor, two central heating radiators and two Upvc double glazed windows to front and side elevations both with built-in feature shutters.

Study/Playroom 2.6m x 4.49m (8'6" x 14'8")

having media points, carpet to floor, traditional feature central heating radiator and Upvc double glazed window to front elevation with built-in shutters.

Dining Kitchen 7.37m x 3.67m (24'2" x 12'0")

having range of shaker style base and wall mounted units, square edged quartz worktop, large breakfast bar island, five ring induction hob with pop up extractor, integrated dishwasher, two electric mid height ovens, wine cooler, downlighters, Karndean flooring, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to rear.

Utility Room 2.2m x 1.87m (7'2" x 6'1")

having base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for washing machine, space for tumble dryer, space for American style fridge/freezer, cupboard housing gas fired combination boiler, consumer unit for electrics, extractor fan, Karndean flooring and doorway leading to the integrated garage.

Boot Room

having understairs storage.

Guest Cloak Room

having low level wc, pedestal corner hand basin with chrome taps, extractor fan, Karndean flooring and one central heating radiator.

Lounge Area 3.45m x 3.55m (11'4" x 11'7")

having multi fuel log burner with granite tiled hearth and wooden lintel, Karndean flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Dining Area 2.74m x 3.22m (9'0" x 10'7")

having Karndean flooring, two central heating radiators, insulated roof, full Upvc double glazing and Upvc double glazed patio doors to side elevation.



On The First Floor

Galleried Landing

having oak hand rail and spindles, access to loft space, storage cupboard housing hot water cylinder, one central heating radiator and Upvc double glazed window to side elevation.

Master Bedroom 3.9m x 4.18m (12'10" x 13'8")

having built-in triple wardrobes, tv aerial point, carpet to floor, one central heating radiator and Upvc double glazed windows to front and side elevation with built-in shutters.

En-Suite 2.2m x 2.71m (7'2" x 8'11")

having low level wc, large vanity wash basin with chrome mixer tap, walk-in shower cubicle with chrome thermostatic waterfall shower, full tiling complement, electric light-up mirror, extractor fan, vinyl flooring, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Bedroom Two 2.74m x 3.77m (9'0" x 12'5")

having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.46m x 3.74m (8'1" x 12'4")

having built-in double wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 2m x 2.8m (6'7" x 9'2")

having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 2.28m x 1.83m (7'6" x 6'0")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, P-shaped bath with chrome thermostatic waterfall shower, full tiling around bath area and half height to further walls, extractor fan, shaver point, tile effect vinyl flooring, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.



Outside

To the rear of the property is an enclosed garden with a large printed concrete patio area ideal for entertaining, lawned area, raised decked area, shed/garden room/workshop with power and lighting, sheltered area over hot tub, further sheltered area for storage and log store and a paved path leads to the drive. To the front is a full width printed concrete driveway providing parking for several vehicles.

Garage 2.76m x 4.71m (9'1" x 15'6")

having access to small loft space, power, lighting, storage, one central heating radiator and roller shutter door.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

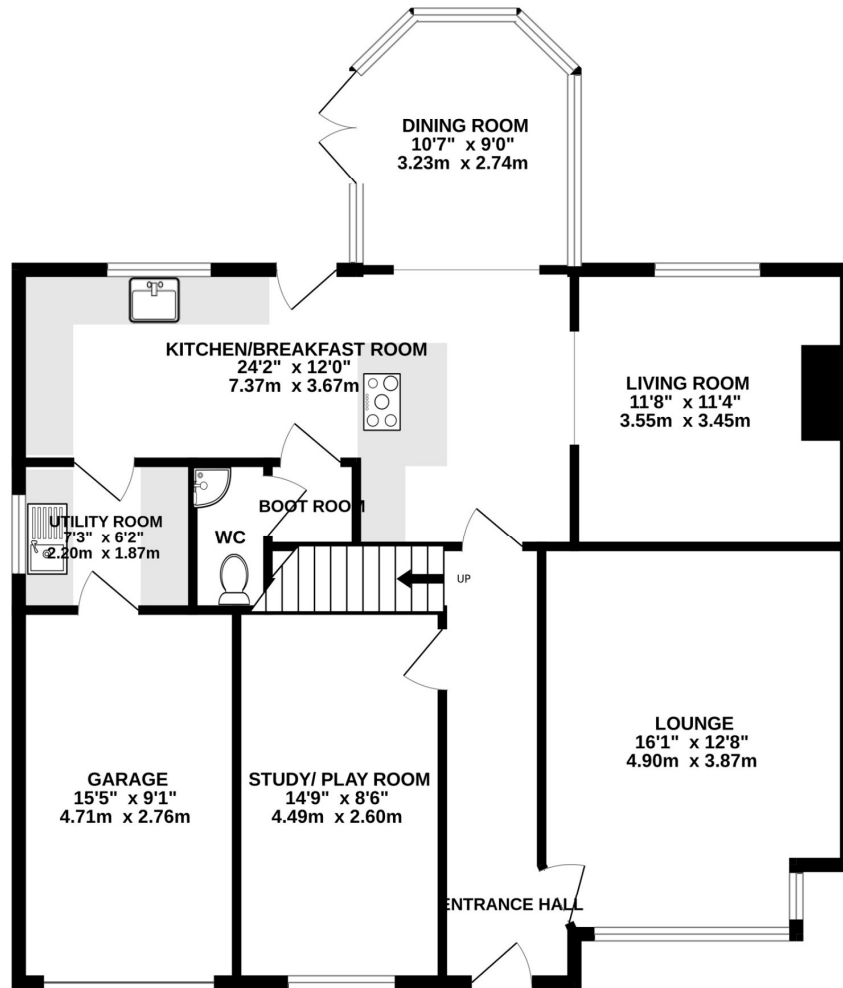
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

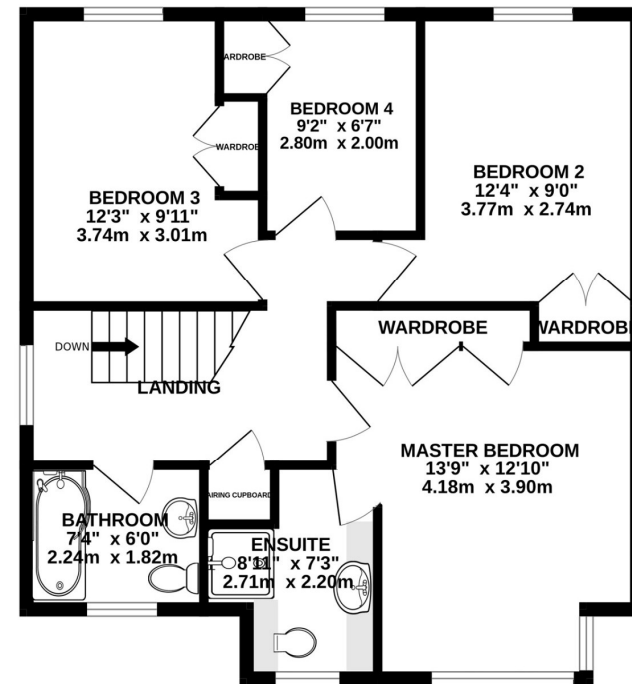
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

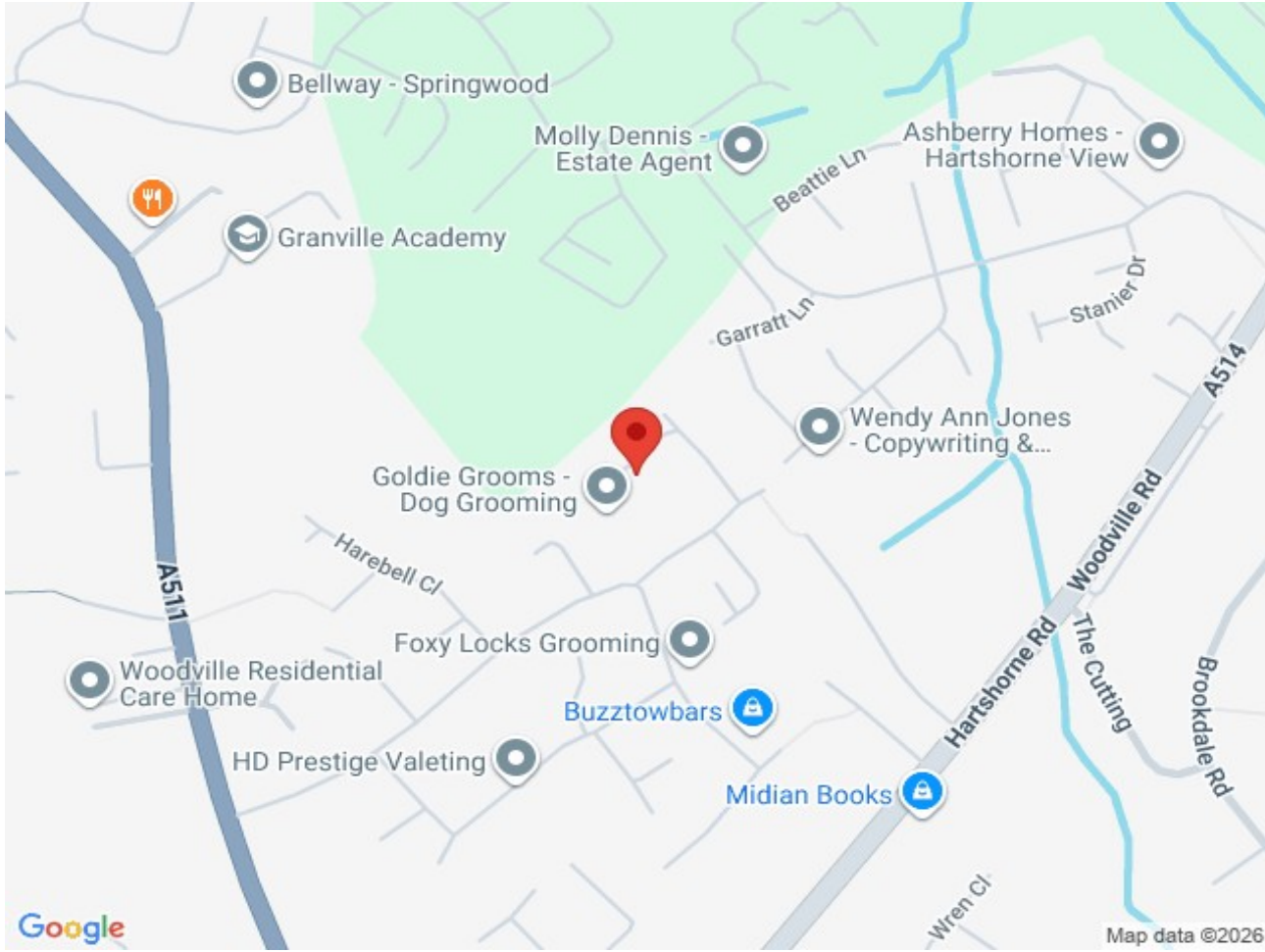


1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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