



## 1 Oakway Drive, Woodville, Derbyshire, DE11 8FZ

**Price £290,000**

This modern detached four-bedroom family home extends to approximately 1,234 sqft of well-proportioned accommodation and occupies a pleasant position within this modern residential development. The property offers a practical and well-balanced layout ideal for family living, featuring a generous kitchen/diner to the rear, a separate living room with bay window, a useful ground floor office and a utility room. To the first floor are four bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. Externally, the property benefits from a driveway providing off-road parking, an attached garage/store and an enclosed rear garden with paved seating area and lawn.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATION

Oakway Drive is situated within a modern residential development in Woodville. The area is popular with families and professionals alike, offering a well-planned setting with nearby green spaces and convenient access to everyday amenities. Woodville provides a range of local shops, supermarkets, primary schooling and healthcare facilities, while neighbouring Swadlincote offers a broader selection of retail, leisure and dining options. The property is also well placed for access to Ashby-de-la-Zouch, a highly regarded market town offering supermarkets, cafés, restaurants and a range of recreational facilities. The location is ideal for commuters, with straightforward road links to Burton upon Trent, Derby and the wider motorway network. Importantly, the property falls within the catchment area for Ashby-de-la-Zouch schools, making it particularly appealing to families.

### Travel Distances

Swadlincote – 2 miles  
Burton upon Trent – 6 miles  
Ashby-de-la-Zouch – 5 miles  
Derby – 14 miles  
East Midlands Airport – 14 miles  
Birmingham Airport – 33 miles

## ACCOMMODATION DETAILS - GROUND FLOOR

Entering the property via the front door, you arrive into the entrance hall, with the staircase rising to the first floor. Off the hallway is a useful understairs storage cupboard along with a cloakroom WC. Positioned to the front of the property is the bay-fronted living room, a well-proportioned reception space enjoying plenty of natural light and to the rear is a generous 17ft kitchen/diner, offering an excellent range of high gloss wall and floor mounted units with ample preparation surfaces, and built in appliances. A family space with French doors opening directly onto the rear garden with a useful utility room, providing additional appliance space and practicality. Also accessed off the kitchen is the rear section of the original garage, a portion has been converted to create a separate office, ideal for those working from home. The remaining garage space is accessed via the up-and-over door to the front and provides useful storage or parking.

## FIRST FLOOR

From the hallway, the staircase rises to the first floor landing, which gives access to all four bedrooms and the family bathroom. The principal bedroom is positioned to the rear of the property and benefits from a range of built-in wardrobes and its own en-suite shower room. Bedroom three is also situated to the rear and includes built-in storage. Bedrooms two and four are located to the front of the property, both enjoying built-in wardrobes, with bedroom two offering a particularly comfortable double room. Completing the first floor is the family bathroom, fitted with a three-piece suite.

## OUTSIDE

To the front, a driveway provides off-road parking and leads to the integral garage/store. The rear garden is enclosed and predominantly laid to lawn, complemented by a paved patio seating area directly behind the house, creating a

practical and low-maintenance outdoor space ideal for entertaining and family use.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - C

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

## Floorplan

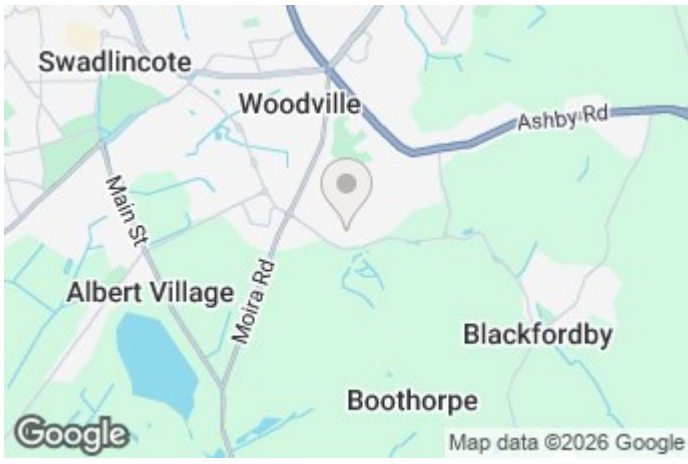
Howkins & Harrison prepare these plans for reference only. They are not to scale.

## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

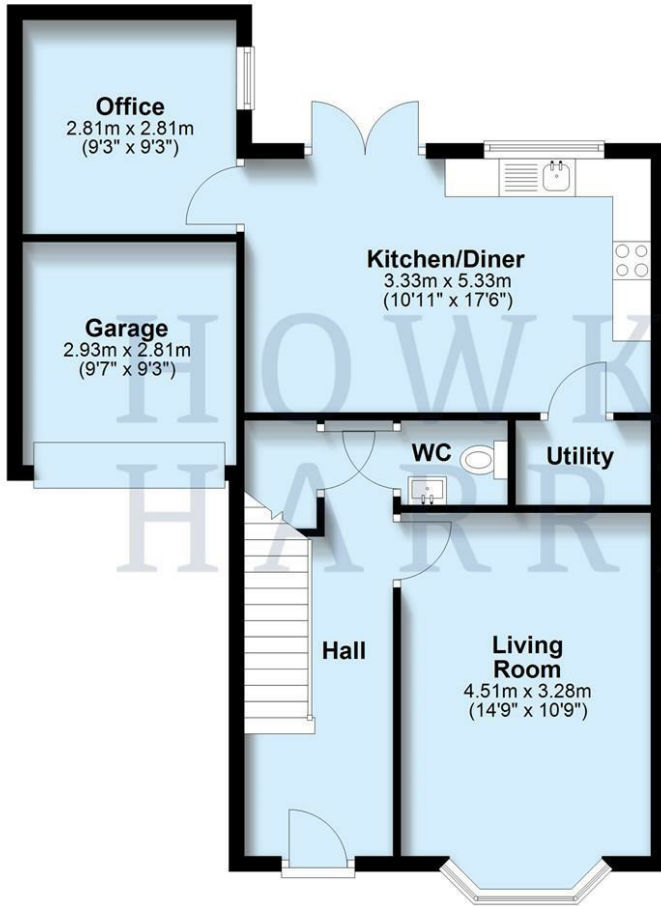
## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



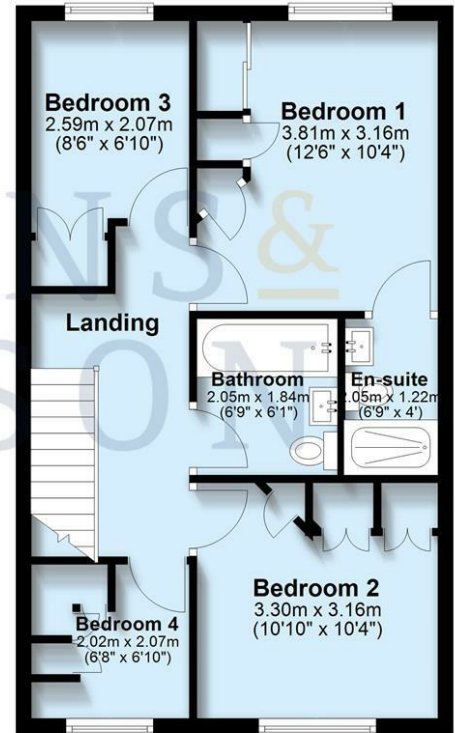
### Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)

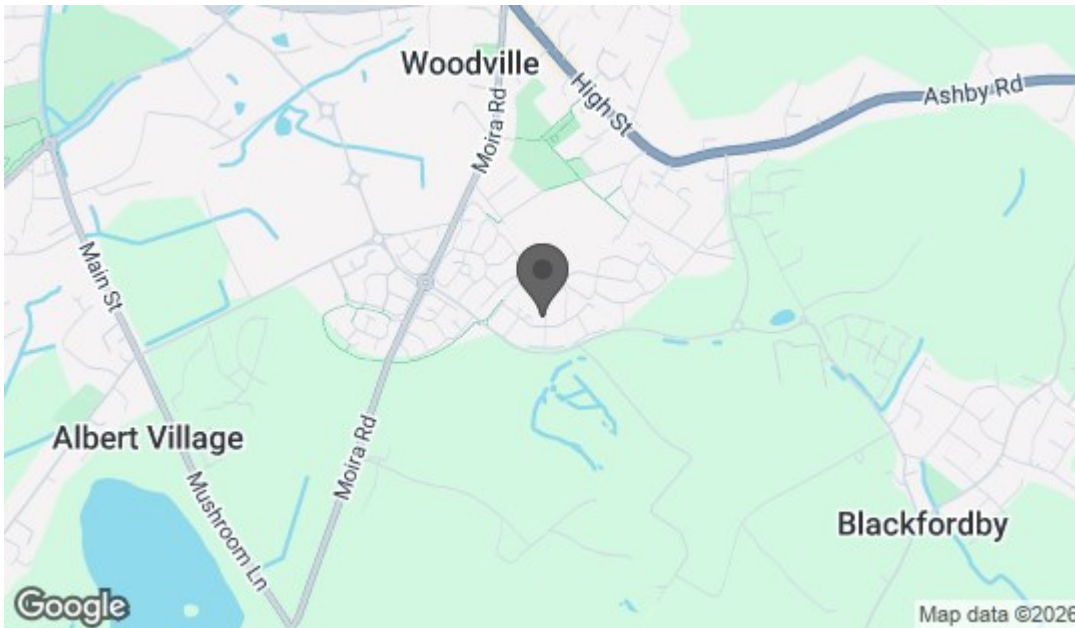


### First Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 114.7 sq. metres (1234.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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