





Arliston Drive, Woodville, Swadlincote, DE11 8FS

Asking Price £190,000

Open House
estate agents





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Situated within an established residential development in Woodville, this well-presented three-bedroom end-terrace home offers comfortable and versatile accommodation, making it an appealing choice for first-time buyers, young families and those looking to take their next step on the property ladder. With a spacious living and dining room, a fitted kitchen, three bedrooms, an en-suite shower room an enclosed rear garden and a new boiler fitted this year, the property provides a practical layout with plenty to offer.

Upon entering the property, a welcoming entrance hallway provides access to the ground-floor accommodation, with attractive wood-effect flooring, a staircase rising to the first floor and a useful guest WC fitted with a wash hand basin and toilet. The main living and dining room is a particularly appealing feature of the home, offering generous space for both relaxing and entertaining. The room is comfortably arranged to accommodate a substantial seating area alongside a family dining table, creating a sociable environment for everyday living. A decorative fireplace provides an attractive focal point, complemented by a striking feature wall, neutral carpeting and windows allowing natural light to fill the space. Glazed doors open directly onto the rear garden, providing a pleasant connection between the indoor and outdoor areas.

The kitchen is fitted with a range of white wall and base units, complemented by contrasting grey work surfaces and light tiled splashbacks, creating a bright and practical space. An integrated oven with a gas hob provides the main cooking facilities, while the layout













offers space for additional household appliances, including laundry facilities. A window provides natural light and overlooks the outside space, while a separate external door offers convenient access to the rear garden. The kitchen's arrangement makes good use of the available space, providing useful storage and preparation areas for everyday cooking.

Moving upstairs, the first-floor landing leads to three bedrooms, an en-suite shower room and the family bathroom. The bedrooms offer flexibility to accommodate a range of household requirements, with one benefiting from its own en-suite, fitted with a shower enclosure, wash hand basin and WC. The remaining bedrooms provide additional sleeping accommodation, with the third bedroom offering versatility as a nursery, dressing room or dedicated home office if preferred. The family bathroom serves the remaining accommodation and is fitted with a bath, wash hand basin and WC, completing the first-floor facilities.

Outside, the property benefits from a small low-maintenance enclosed rear garden, offering a combination of paved patio space and a lawned area. The patio provides a pleasant setting for outdoor seating and dining during the warmer months, while the enclosed arrangement creates a defined outdoor space that can be enjoyed throughout the year. To the front, a paved pathway leads to the entrance, with a small lawned area and decorative metal railings complementing the property's traditional red-brick exterior.

Arliston Drive is situated in Woodville, a popular residential area on the outskirts of Swadlincote. The location provides a convenient base for accessing the surrounding towns and their range of shopping, leisure and everyday amenities, while the wider area offers a mixture of established residential neighbourhoods and green spaces.

Combining a spacious living and dining area, practical kitchen, three bedrooms and the added convenience of both an en-suite and ground-floor WC, this attractive home offers an excellent opportunity for buyers seeking comfortable accommodation in a convenient residential setting. With its enclosed garden and versatile layout, Arliston Drive is a property well worth viewing to appreciate everything it has to offer.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.













Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







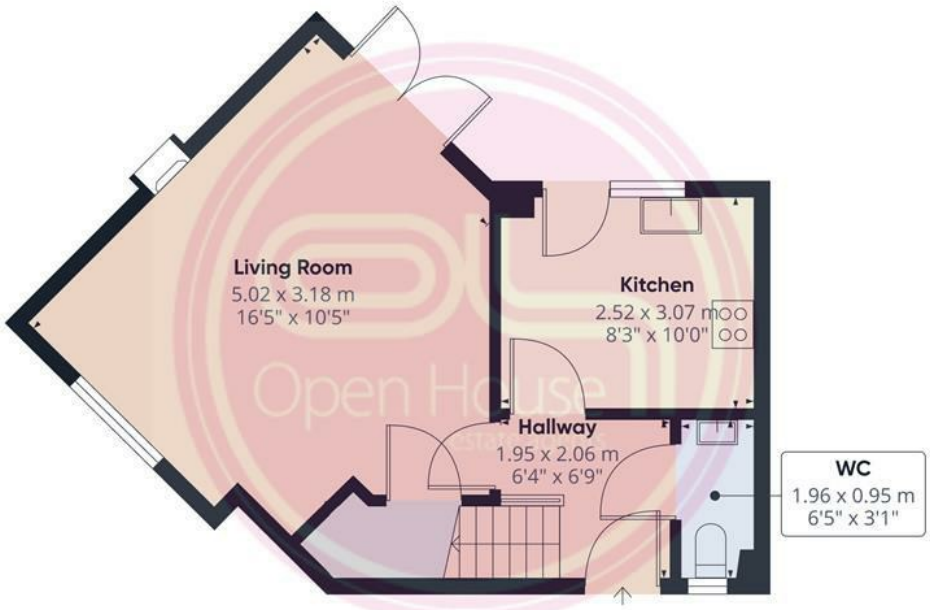




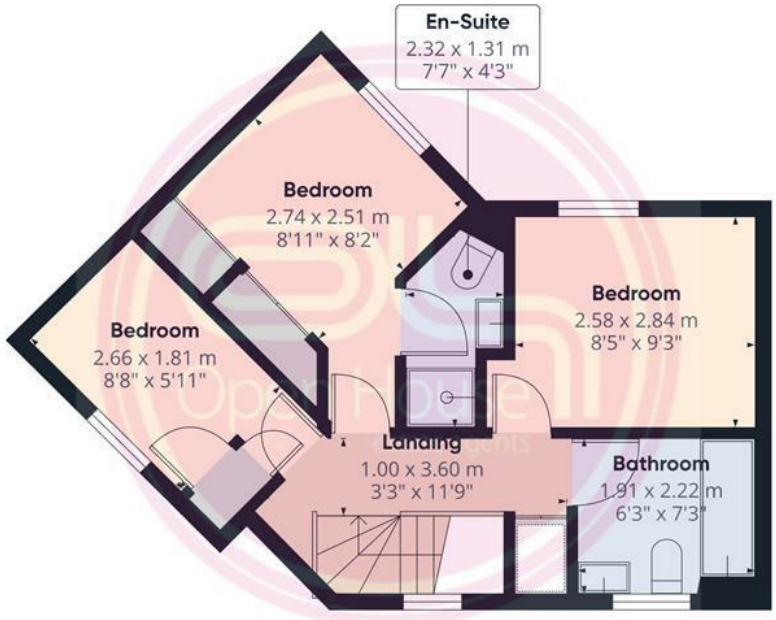








Floor 0



Floor 1



GLA[1]

84.9 m²

913.9 ft²

Total

84.9 m²

913.9 ft²

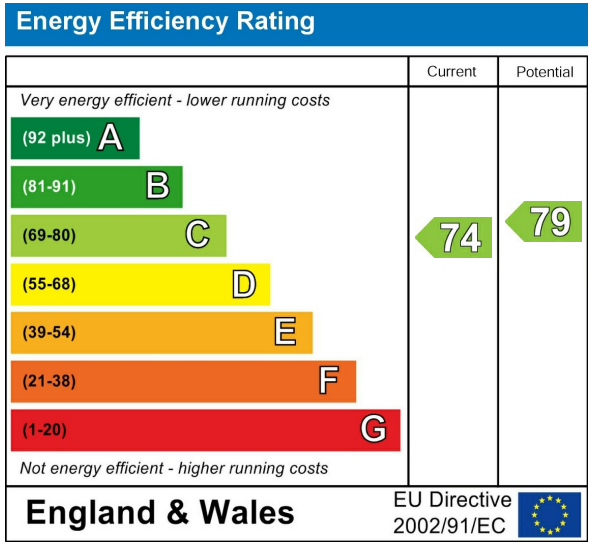
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Deryshire

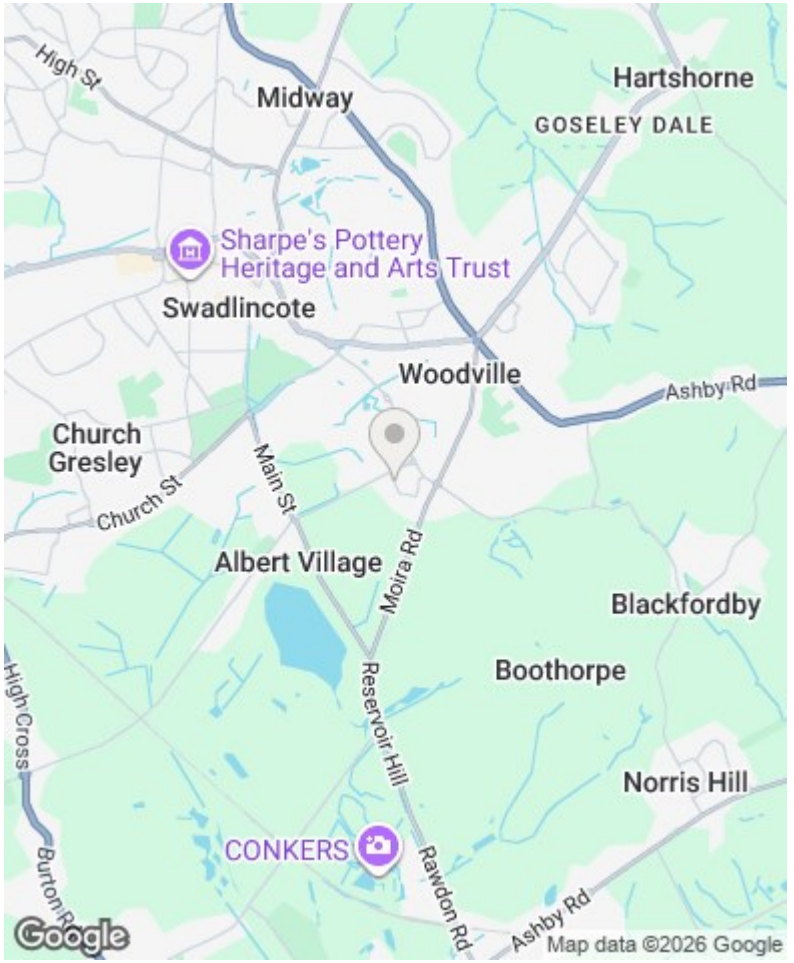
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- No upward chain
- Spacious Living and Dining Room
- New Boiler Fitted this Year
- Fitted Kitchen with Rear Access
- Ground Floor Guest WC
- Bedroom with En-Suite Shower Room
- Refitted Family Bathroom
- Enclosed Rear Garden with Patio and Lawn
- Established Residential Location in Woodville
- Three Bedroom End-Terrace Home



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