



Donington Drive, Woodville, SWADLINCOTE

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edwards



# Donington Drive, Woodville, SWADLINCOTE, DE11 8AU

for sale  
**£365,000**



## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Detached family home, situated on a lovely road in the Woodville area. The property welcomes you with a beautiful, well maintained front lawn along with a garage and driveway to the side of the property, providing off road parking and even electric vehicle charging. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of: a gorgeous living room, a ready to use, all year round conservatory, a wonderful dining room, a spacious kitchen with a functioning utility coming off of it as well as an additional W/C. On the first floor of the property you are greeted to a spacious landing which provides access to the loft space as well as the properties 3 good sized bedrooms and family bathroom. The master bedroom in particular, is a real stand out with its own personal en suite and built in wardrobes making it the ultimate room. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a porcelain tiled seating area, hot tub relaxation area under a wooden pergola and a generous sized lawn patch, the garden presents a perfect relaxation area which offers a great deal of privacy. Viewing of this lovely property is essential.

## Hallway

Spotlights, tiled flooring, central heating radiator, under stair storage cupboard,

## Downstairs W/C

Tiled flooring, low level flush W/C, hand wash basin, central heating radiator

## Living Room

Wooden flooring, central heating radiator, window to front elevation, spotlights, doors leading into conservatory, smart lighting in place with voice activation

## Dining Room

Wooden flooring, pendant light, window to front elevation, central heating radiator

## Kitchen

Tiled flooring, spotlights, window to rear elevation, central heating radiator, resin sink and drainer, integrated oven and hobs, integrated dishwasher, integrated fridge/freezer,

## Utility

Tiled flooring, boiler location, stainless steel sink and drainer, door to rear garden, integrated washing machine, storage cupboard, pendant light

## Conservatory

Wooden flooring, electric radiator, double patio doors to rear garden, surround glass windows, pendant light, under floor heating



## Landing

Carpet flooring, pendant light, storage cupboard, loft access

## Bedroom One

Carpet flooring, window to rear elevation, spotlights, central heating radiator, built in wardrobes, personal en suite.

## En Suite

Tiled flooring, window to rear elevation, central heating radiator, low level flush W/C, hand wash basin, shower.

## Bedroom Two

Carpet, spotlights, window to front elevation, window to rear elevation, central heating radiator x 2

## Bedroom Three

Carpet, window to front elevation, central heating radiator, pendant light

## Family Bathroom

Tiled flooring, window to front elevation, central heating radiator, low level flush W/C, hand wash basin, shower over bath.

## External Areas

Solar panels, gravel areas to front of property with with plant life, enclosed rear garden, porcelain tiled seating area, large lawn area, hot tub under wooden pergola, gate leading to front of property, gate leading to rear of property, garage en bloc with off road parking space for one vehicle in front.

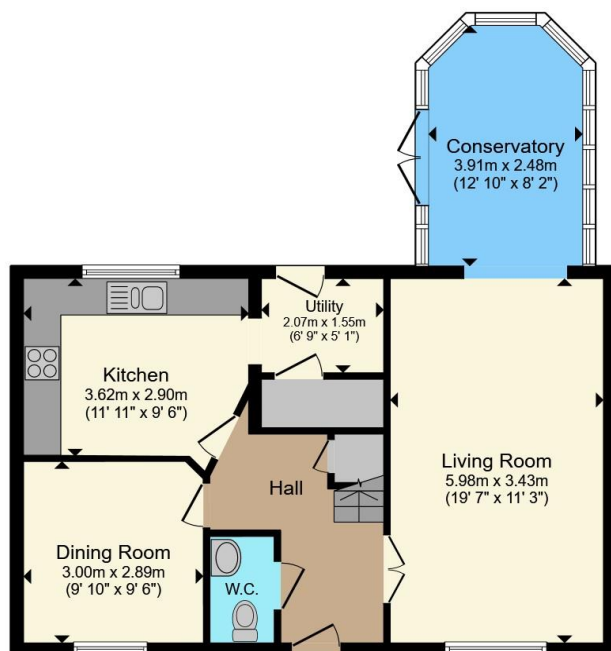




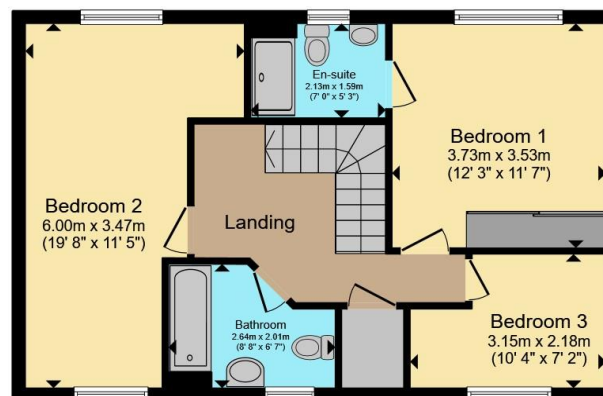








**Ground Floor**



**First Floor**

Total floor area 121.3 m<sup>2</sup> (1,306 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: A Council Tax  
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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