



**Grindley Way, Woodville, Swadlincote, DE11 7BN**

**Offers Over £294,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

CADLEY CAULDWELL are pleased to bring to the market this fantastic FOUR BEDROOM DETACHED family home located on the edge of a very popular residential estate within Woodville, Swadlincote; close to local amenities, schools, country walks and major route ways. This delightful home consists of a hall, spacious lounge, newly fitted kitchen/diner, guest cloakroom, airy landing with cupboard, four roomy bedrooms, en-suite shower to master, newly fitted family shower room, double shower with recess storage, private parking for several cars, single garage, car port, side access gate and low maintenance enclosed rear garden.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

\*\*Council Tax Band: D/ EPC Rating: TBC/Freehold\*\*

### Entrance Hall

### Cloakroom

**Lounge** - 5.28m x 4.14m (17'4" x 13'7")

Under stairs cupboard

**Kitchen/Diner** - 5.44m x 3.05m (17'10" x 10'0")

Patio doors to Sun Room, includes built in appliances, double electric oven

**Sun Room** - 4.44m x 3.28m (14'7" x 10'9")

Doors to garden, vaulted ceiling with 4 downlights, 1800mm high graphite rad.

### Landing

**Master Bedroom** - 3.53m x 2.79m (11'7" x 9'2")

Integrated light/3 speed fan, built in wardrobe

**En-suite Shower Room** - 2.97m x 1.63m (9'9" x 5'4")

**Bedroom 2** - 2.74m x 2.67m (9'0" x 8'9")

**Bedroom 3** - 3.3m x 1.85m (10'10" x 6'1")

**Bedroom 4** - 2.69m x 2.03m (8'10" x 6'8")

**Family Shower Room** - 2.31m x 1.98m (7'7" x 6'6")

Fully refitted April 2025, includes Rainfall/Waterblade with separate handheld shower head, anti-slip tiles

### Single Garage

### Front

Drive for several cars, Carport

### Rear

Side Access Gate, patio, mature shrubs, artificial grass, fruit trees, veg patch.







## Cadley Cauldwell

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