3 Olders Valley, Woodville, Derbyshire, DE11 7JD

Guide Price £435,000

A distinctive detached family home offering versatile accommodation arranged over three floors, quietly positioned in a tucked-away location. Constructed in attractive stone and set in a peaceful position with far-reaching outlooks, the property combines practicality with individuality, extending to around 2640 sqft of well-planned space ideal for family living. In brief comprising: entrance hallway, lounge with French doors to the garden, separate dining room, study, fitted kitchen/breakfast room and a ground floor WC. The first floor provides four bedrooms, including two with private en-suites, plus a family bathroom. The lower-ground level offers excellent flexibility with a large storage/games room, fitted utility and an integral double garage. Externally, the home enjoys an elevated front terrace and driveway parking, while the tiered rear garden features a generous paved patio and lawned upper level bordered by trees, offering privacy and a pleasant green backdrop.

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

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP N0. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
Situated in Woodville this property enjoys a peaceful setting just off the A511, offering excellent access to nearby towns and amenities. Swadlincote provides everyday shops, supermarkets and leisure facilities, while the popular market town of Ashby-de-la-Zouch lies just 4 miles to the east with a wide choice of restaurants, boutiques and schools. For commuters, the A511 connects easily to the A42 and M42, providing swift access to Burton upon Trent, Loughborough, Leicester and Birmingham. Local primary and secondary schools, parks, and countryside walks make this an ideal base for family life.

GROUND FLOOR
The front door opens into a hallway with staircase rising to the first floor and access to the lower-ground level. The lounge features a fireplace and French doors opening to the rear patio. adjacent lies the dining room, ideal as a formal or everyday space. to the right of the hall is the study, which includes a side access door. the kitchen/breakfast sits off the hall with a central island, a good range of wall and base units with ample preparation surface and a wide window overlooking the rear aspect. A WC completes the ground floor.

Descending to the lower level, a corridor leads to a generous storage/games room, a fitted utility, and an internal door into the double garage with twin doors opening to the driveway.

FIRST FLOOR
On the first floor, the landing gives access to all four bedrooms. bedroom one is positioned to the front and benefits from its own en-suite shower room. bedroom two, also with an en-suite, overlooks the rear garden. Bedrooms three and four are served by the family bathroom, while a useful cupboard provides additional storage on the landing.

OUTSIDE
Externally a block-paved driveway lies to the front of the property, providing an abundance of off-road parking and leading to the integral double garage. Steps rise from the driveway to an attractive front terrace with iron balustrade, an excellent spot for potted plants and seating. To the rear, a tiered garden offers a broad paved patio directly off the lounge, with steps up to a lawned level bordered by mature planting, creating a private and peaceful setting.

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

Local Authority
South Derbyshire Council - 01283 595795

Council Tax
Band - E

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

Tenure and 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.

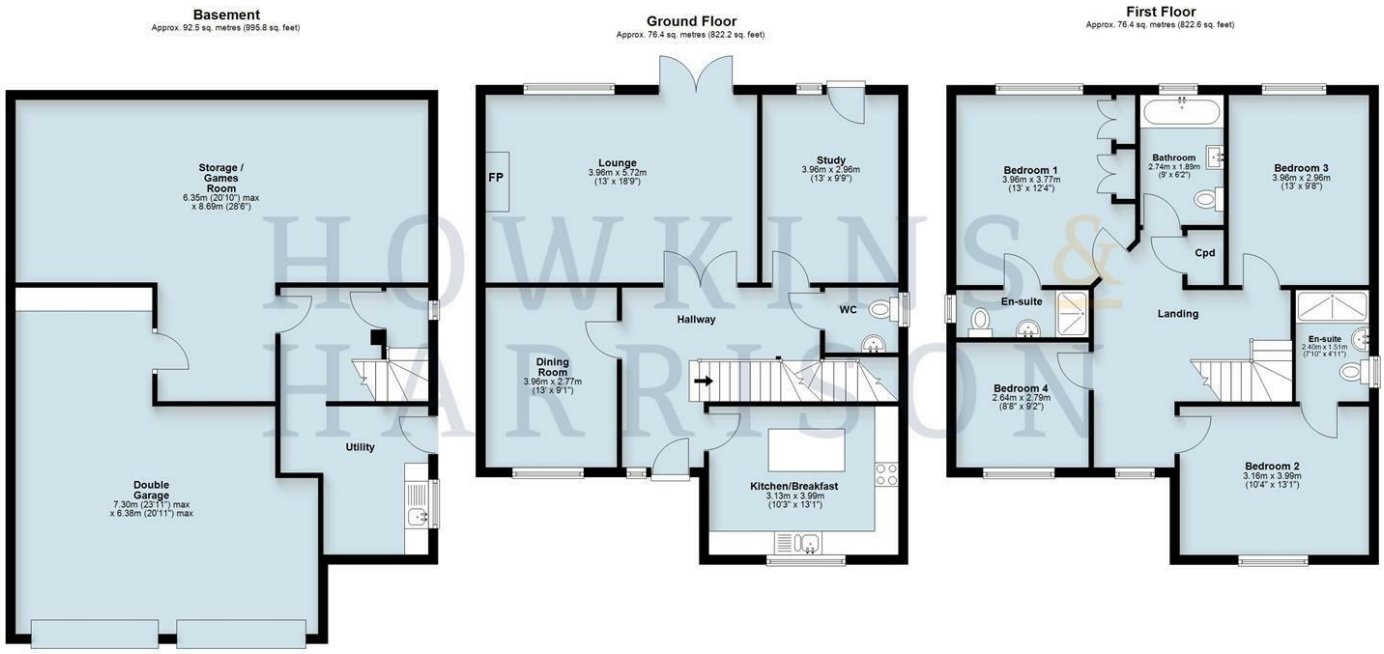
Services
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

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.

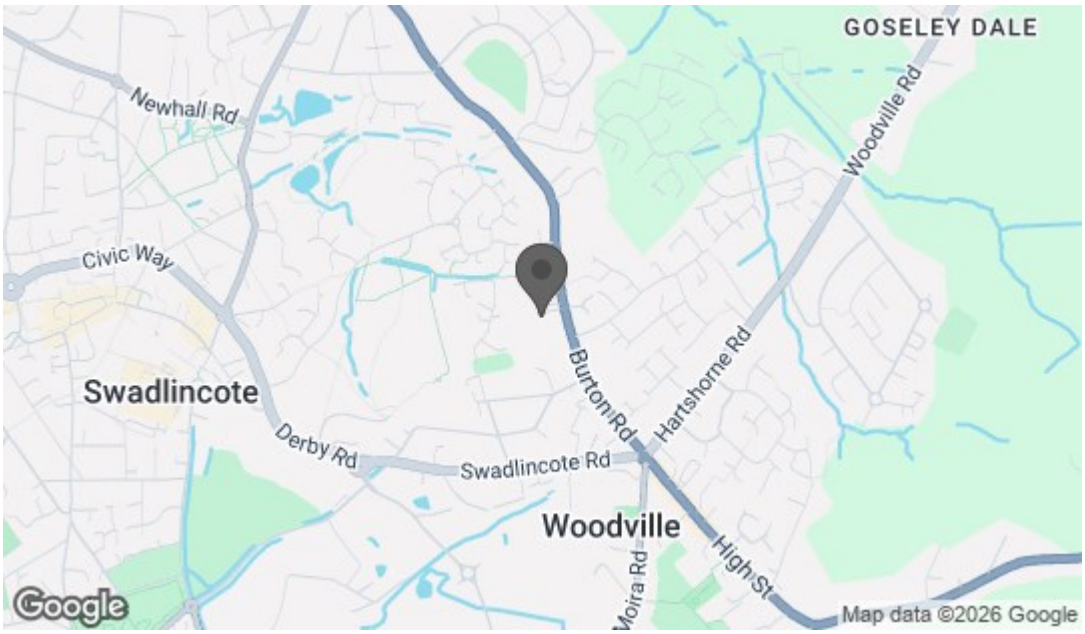
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been 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.

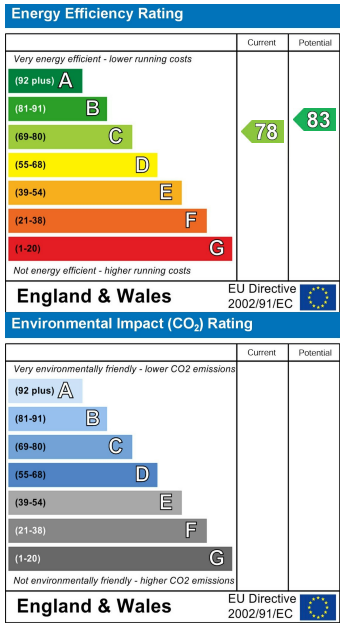
Anti-Money Laundering Regulations
To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Total area: approx. 245.3 sq. metres (2640.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.





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