



Victoria Drive, Woodville, Swadlincote,
Derbyshire



3



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£250,000



Key Features

- Semi Detached Home Town House
- Three Double Bedrooms
- Master Suite With Dressing Room & En-Suite
- Built-In Wardrobes in all Bedrooms
- Well Appointed Kitchen
- Large Reception Room
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed town house benefiting from a well proportioned reception room and conservatory, three double bedrooms with built-in wardrobes. This property is ideal for families and first time buyers. In brief the accommodation comprises: - entrance hall, kitchen, guest cloak room, lounge, conservatory, on the first floor a landing leads to two double bedrooms both with built-in wardrobes, utility cupboard and family bathroom. On the second floor a landing leads to the large master suite with dressing room and large en-suite. Externally the property has a great sized plot with a good sized fully enclosed rear garden, detached single garage and off road parking. Viewings are recommended.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Hall

having staircase rising to first floor, engineered wood flooring, one central heating radiator and thermostat for central heating.

Kitchen 2.38m x 3.28m (7'10" x 10'10")

having range of base and wall mounted units, solid wood work surface, composite sink and drainer with chrome mixer tap, space for fridge/freezer, washing machine and dishwasher, space for Rangemaster style oven with extractor over, glass splashback, metro tiled splashback, undercounter lighting, cupboard housing gas fired Worcester Bosch boiler, wood effect laminate flooring and one central heating radiator.

Guest Cloak Room 0.87m x 1.9m (2'11" x 6'2")

having low level wc, pedestal wash basin with chrome taps and tiled splashback, tiling to floor, one central heating radiator and frosted Upvc double glazed window to side elevation.

Lounge 4.5m x 4.66m (14'10" x 15'4")

having built-in understairs storage housing consumer unit for electrics, electric fire with marble hearth and wooden surround, media points, engineered wood flooring, two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed patio doors leading into the conservatory.

Conservatory 3.72m x 2.79m (12'2" x 9'2")

having engineered wooden flooring, one central heating radiator, power, Upvc double glazed and Upvc double glazed patio doors to side elevation.

On The First Floor

Landing

having staircase rising to second floor, built-in storage cupboard having space and power for tumble dryer, carpet to floor and one central heating radiator.

Bedroom Two 4.5m x 3.06m (14'10" x 10'0")

having two built-in double wardrobes with shelves and rails, media points, wood effect laminate flooring, one central heating radiator and two Upvc double glazed windows to rear elevation.

Bedroom Three 2.34m x 3.4m (7'8" x 11'2")

having built-in double wardrobe with shelving and rails, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.



Bathroom 2.06m x 1.9m (6'10" x 6'2")

having low level wc, pedestal wash basin with chrome taps, bath with chrome taps and chrome fittings together with electric shower, full tiling around bath area, half height tiling to further walls, shaver point, extractor fan, tiling to floor, one central heating radiator and frosted Upvc double glazed window to front elevation.

On The Second Floor

Landing

having Upvc double glazed window to side elevation and carpet to floor.

Master Bedroom 4.5m x 4.53m (14'10" x 14'11")

having access to small loft space, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Dressing Area/Walk-In Wardrobe

having built-in double wardrobes, one with shelves and rails and one into waves space providing good storage.

En-Suite 2.65m x 2.6m (8'8" x 8'6")

having low level wc, pedestal wash basin with chrome taps, walk-in double shower cubicle with chrome thermostatic shower over, full tiling to shower area, shaver point, extractor fan, tiling to floor, one central heating radiator and frosted Upvc double glazed window to rear elevation.



Outside

To the rear of the property is a fully enclosed garden with a paved area for bins and storage, a paved pathway leads to a tiered garden. On the first tier is a great sized lawned area with mature trees and a large raised decked area ideal for seating and entertaining. A side gate leads to the detached single garage and parking space. To the front is a courtyard style garden with paved pathway leading to the front door.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

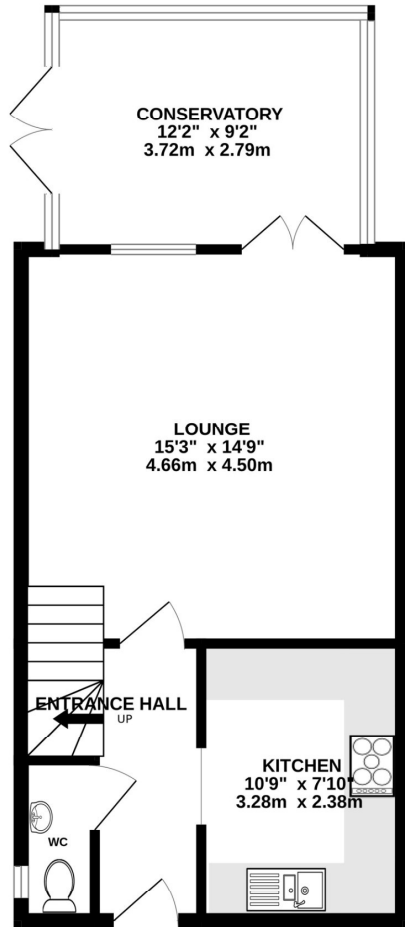
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

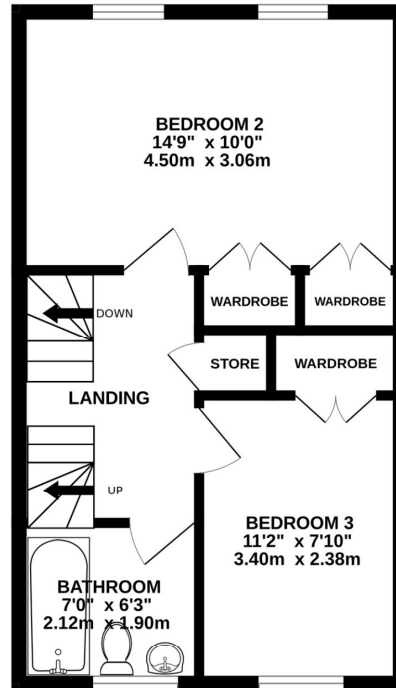
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



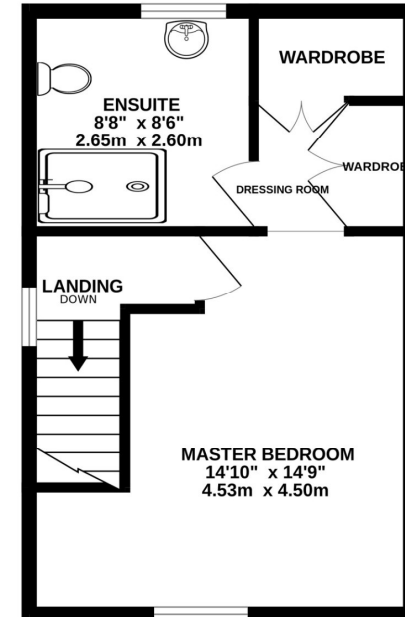
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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