

Wainwright Drive, Woodville, Swadlincote, DE11 7FF
£295,000
Council Tax Band: D



Positioned on an enviable plot within this modern development, this beautifully presented three-bedroom detached home on Wainwright Drive enjoys a quiet, tucked-away cul-de-sac setting with no through traffic, offering both privacy and a safe environment for families.

Occupying a generous corner plot, the property immediately stands out for its strong kerb appeal and well-balanced proportions. Internally, the home has been finished to a high standard throughout, with a particularly spacious entrance hall setting the tone from the moment you step inside. The layout has been thoughtfully designed for modern living, with a bright and contemporary kitchen diner forming the heart of the home, complemented by a generous separate living room ideal for more relaxed evenings.

Upstairs, the property continues to impress with three well-sized bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. Externally, the landscaped rear garden is low-maintenance yet an ample size to entertain guests, combining patio, lawn, decked and decorative stone areas to create an attractive outdoor space. The property also benefits from an oversized detached garage and driveway parking.

Situated in the popular Hartshorne area, the home offers excellent access to local amenities, schooling and transport links into Swadlincote and easy access to surrounding areas of Burton, Ashby and transport links to major Midlands cities.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC