



Burton Road, Woodville, Swadlincote,  
Derbyshire



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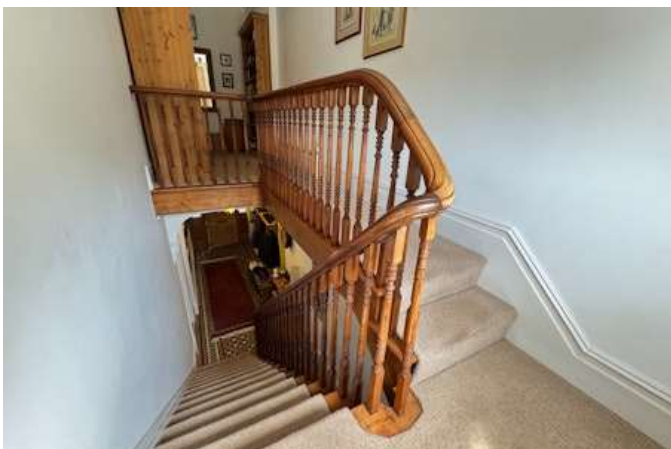
£295,000



## Key Features

- Victorian Semi Detached Home
- Three Bedrooms
- Traditional Features Throughout
- Original Staircase
- Minton Tiled Hallway
- Large Driveway & Detached Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented Victorian semi detached home. The property, named Gloucester House, was commissioned for build by the Duchy of Gloucestershire and is an incredible example of Victorian homes and has an abundance of original features. Once one house the property is believed to have been split into two in the 1930's, but this property benefits from having the original entrance hall, front door and original staircase. In brief the accommodation comprises: - porch, entrance hall, lounge, dining room, kitchen, conservatory and on the first floor a landing leads to two double bedrooms, single bedroom and a sizeable family bathroom. Externally the property has a great sized driveway providing plenty of parking and to the rear is an immaculately landscaped fully enclosed garden ideal for families. Viewings are highly recommended to appreciate the specification and spacious accommodation on offer.

#### Accommodation In Detail

Sandstone steps lead to:

##### Porch 1.81m x 0.96m (5'11" x 3'1")

having Upvc double glazed double doors, carpet to floor and traditional wooden feature door with stained glass side panels leading to:

##### Impressive Entrance Hall 1.81m x 9.06m (5'11" x 29'8")

having staircase rising to first floor, understairs storage, Minton tiled floor, one central heating radiator and Upvc double glazed window to rear elevation.

##### Dining Room 3.94m x 3.5m (12'11" x 11'6")

having traditional fireplace with tiled hearth, wooden surround and electric fire, built-in storage cupboard and side table and housing the electric meter and consumer unit, dark oak veneer flooring, one central heating radiator and Upvc double glazed window to side elevation.

##### Living Room 4.02m x 4.22m (13'2" x 13'10")

having traditional fireplace with tiled hearth, marble surround and electric fire, feature coving, cornices, dado rail and architrave, feature fitted mirror, carpet to floor, two central heating radiators and Upvc double glazed bay window to front elevation.

##### Kitchen 3.94m x 2.11m (12'11" x 6'11")

having range of base and wall hung units, solid oak work top, Richmond Deluxe stove with split gas and electric oven, extractor, feature tiled splashback, composite sink and drainer with mixer tap, space saving corner units, pan drawers, under counter lighting, glass splashback, built-in store area for microwave, one central heating radiator and two Upvc double glazed windows to rear and side elevations.

##### Conservatory/Utility 1.84m x 2.15m (6'0" x 7'1")

having space for washing machine and tumble dryer, tiling to floor, fully Upvc double glazed and Upvc double glazed door to rear elevation.

#### On The First Floor

##### Feature Traditional Landing

having traditional handrail and balustrade, access to loft space, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

##### Master Bedroom 3.97m x 3.5m (13'0" x 11'6")

having feature coving and dado rail, feature architrave, carpet to floor, one central heating radiator and Upvc double glazed window to side elevation with feature wooden shutters.



### **Bedroom Two** 2.7m x 4.22m (8'11" x 13'10")

having carpet to floor, built-in double wardrobe, one central heating radiator and two Upvc double glazed windows to front elevation both with built-in wooden shutters.

### **Bedroom Three** 2.08m x 2.89m (6'10" x 9'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation with feature shutters.

### **Bathroom** 3.94m x 2.12m (12'11" x 7'0")

having low level wc, large vanity wash basin with chrome mixer tap, corner bath with chrome taps and fittings, walk-in shower cubicle with glass sliding doors and chrome thermostatic shower, aqua panelling to walls in shower, half height mosaic tiling to further walls, built-in storage cupboard housing Worcester Bosch combination boiler, Bamboo flooring, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation with built-in shutters.

### **Outside**

To the front of the property is a low maintenance fore garden with a block paved driveway leading to Sandstone steps leading to the front door. To the side is a large block paved driveway providing parking for several vehicles and leading to a detached single garage. To the rear is a large immaculately kept garden with a large block paved seating area ideal for entertaining, raised decked area, lawned area with immaculately kept borders, hedges, trees, vegetable patch, space for shed, space for greenhouse. To the rear of the garden is an original brick wall.



## 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

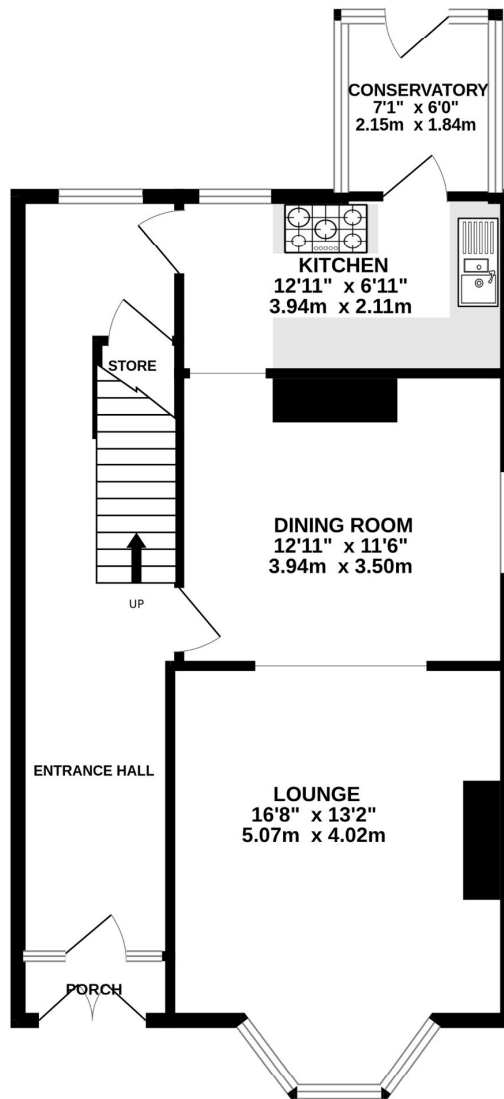
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

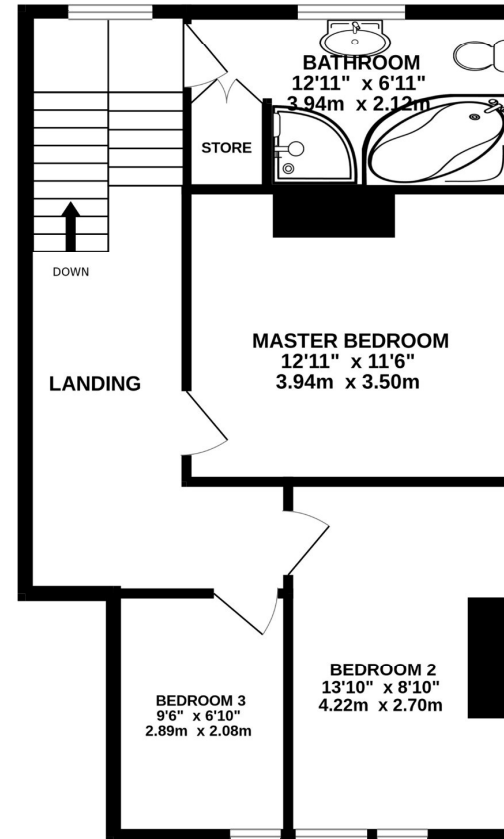
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
659 sq.ft. (61.3 sq.m.) approx.

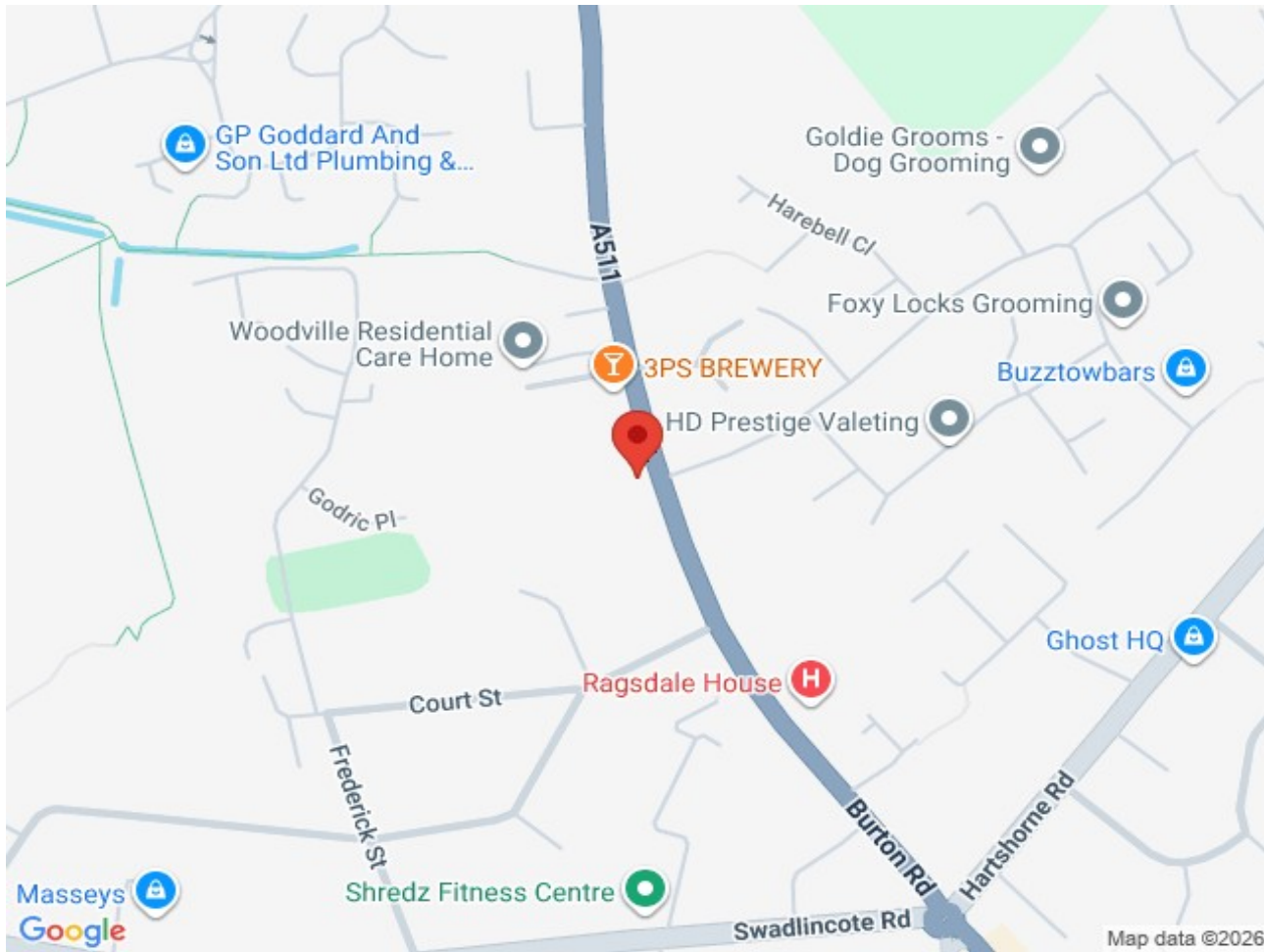


1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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