

Oakway Drive

Woodville, Swadlincote, DE11 8FZ

John 
German





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£290,000

A beautifully presented four-bedroom family home featuring a stunning open-plan kitchen/diner, spacious living room, en-suite to principal bedroom, and south-facing garden. Tucked away in a courtyard with driveway parking, garage, and home office space.

This beautifully presented four-bedroom detached home offers stylish, modern living in a courtyard setting, designed with family life in mind and benefitting from a sunny south-facing garden, plus a subdivided garage with dedicated home office space at the rear-perfect for contemporary living.

Step inside to a wide and welcoming hallway, featuring a practical and attractive tiled floor that flows seamlessly through to the kitchen. A staircase rises to the first floor, with useful storage space beneath. To the left, a spacious living room enjoys a front-facing window, creating a relaxing retreat for the family. Also off the hallway is a well-proportioned guest cloakroom, complete with half-height tiled walls, a pedestal wash hand basin, and WC.

The standout feature of the ground floor is undoubtedly the full-width, open-plan living, dining kitchen. This beautifully refitted space comfortably accommodates a dining table for six as well as a sofa seating area. Flooded with natural light thanks to its southerly rear aspect, the room feels bright and inviting. The kitchen itself is finished in a contemporary high-gloss style, with soft dove grey cabinetry complemented by striking black granite worktops. There is space for a range-style cooker and an American-style fridge freezer, along with an integrated dishwasher. French doors open onto the rear garden, providing an indoor-outdoor flow-ideal for entertaining. A separate utility room adds further practicality.

Upstairs, a generous landing leads to four well-proportioned bedrooms, all accessed via white panelled interior doors. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room. The family bathroom is finished in a crisp white suite, featuring a bath with glazed shower screen and rainfall dual-head shower above, a pedestal wash hand basin, WC, and attractive tiling throughout.

Externally, the property is tucked away in a quiet courtyard setting, shared with neighbouring homes. A driveway provides ample off-road parking for up to three vehicles and leads to a single garage. The garage has been partially divided to create a highly useful rear room, currently used as a home office-ideal for remote working-while still offering the option to revert to full garage use if desired. Gated side access leads to the rear garden, which has been designed for both relaxation and entertaining, with a paved patio area and a lawn. The garden also enjoys a sunny southerly aspect.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

There is a development maintenance charge, currently £197 per annum to Trinity Estates.

The garage has been converted at the rear to form an external room with door into the garden, it can be easily returned to its original state. Please note that no building regulations.

The house is located on a private drive setting.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

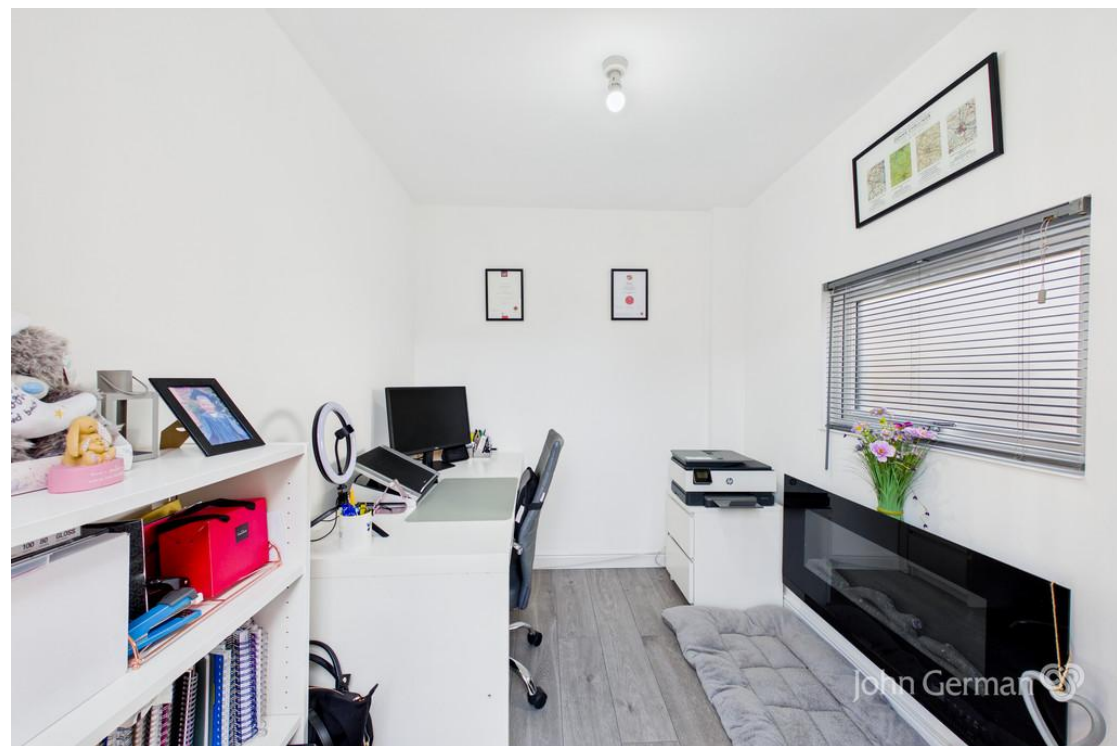
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042026





AWAITING FLOORPLAN



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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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