Grindley Way, Woodville, Swadlincote, DE11 7BN

£300,000

Open House
estate agents

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£300,000

A well-presented four-bedroom detached family home offering a great balance of living space and practicality. Highlights include a generous lounge, an open plan kitchen/diner, and a bright sun room with cosy roof opening onto the garden. Upstairs, there are four bedrooms including a master with en-suite, plus a modern family bathroom. Outside, the property benefits from driveway parking, a detached garage as well as a car port, and a private rear garden with patio seating and lawned areas.

Entrance Hall
A welcoming entrance hall providing access to the main ground floor accommodation.

Lounge (4.09m x 5.25m | 13'4" x 17'2")
A spacious main reception room with plenty of space for a full suite of furniture, the staircase adds a feature and the outlook is peaceful and pleasant. The room is ideal for family living and relaxing.

Kitchen/Diner (5.39m x 3.00m | 17'8" x 9'10")
A sleek and modern kitchen/diner, offering ample worktop and storage space, with room for a dining table — perfect for everyday meals and entertaining.

Insulated Sun Room (2.44m x 3.67m | 8'0" x 12'0")
An insulated conservatory, adding a bright additional reception space with views over the rear garden and an ideal spot for a second sitting area, playroom, or home working zone.

Ground Floor WC
A useful cloakroom fitted with a WC and wash hand

basin.

Landing
Providing access to all first floor accommodation.

Bedroom One (3.53m x 2.77m | 11'6" x 9'1")
A comfortable double bedroom with space for wardrobes and bedroom furniture, positioned conveniently for the en-suite.

En-suite (2.47m x 1.39m | 8'1" x 4'6")
Fitted with a shower enclosure, WC and wash hand basin.

Bedroom Two (2.64m x 3.00m | 8'7" x 9'10")
A well-proportioned bedroom, suitable as a double room or a generous child's room.

Bedroom Three (2.68m x 2.00m | 8'9" x 6'6")
A versatile room that works well as a bedroom, nursery, dressing room or office.

Bedroom Four (1.83m x 3.23m | 6'0" x 10'7")
A further flexible bedroom, ideal for home working, guest space, or a single bedroom setup.

Family Shower Room (1.67m x 1.97m | 5'5" x 6'5")
A modern bathroom fitted with a double walk-in shower with glass screen, WC and wash hand basin.

Outside
To the front there is driveway parking and access to the detached garage. The rear garden is enclosed and designed for low-maintenance enjoyment, with a patio seating area and lawn — ideal for families, entertaining, or simply relaxing outdoors.

Additional Information

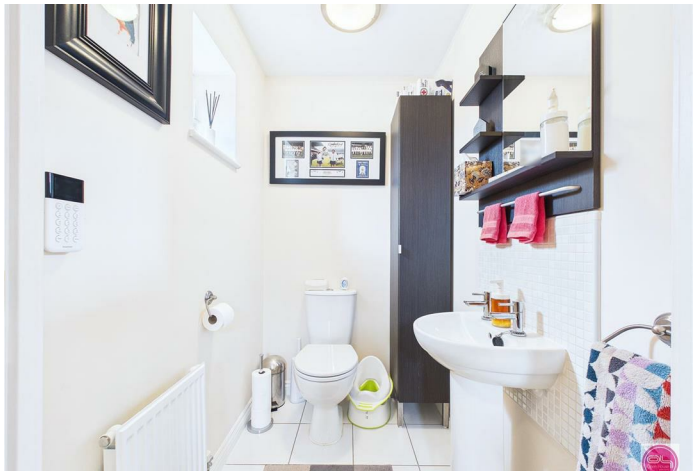
- Tenure: Freehold
- Council Tax Band: D
- EPC Rating: C
- Local Authority Area: South Derbyshire

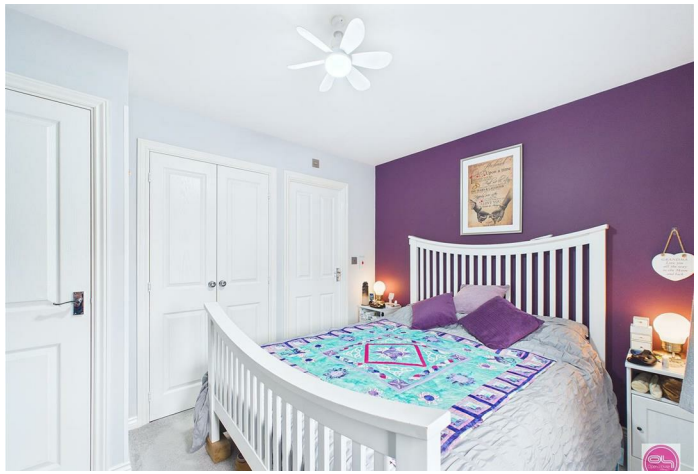
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

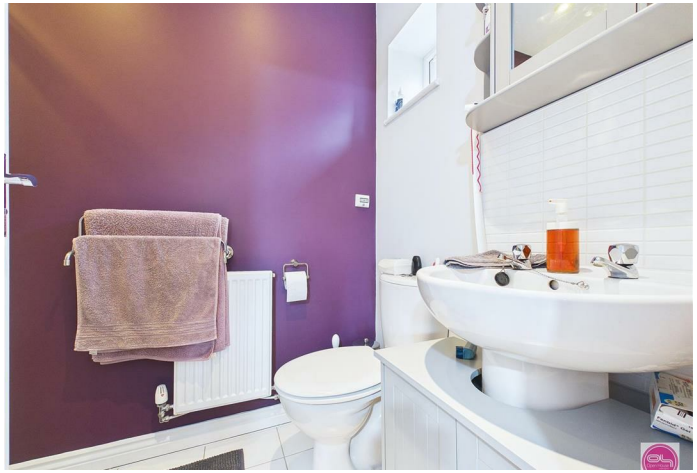
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

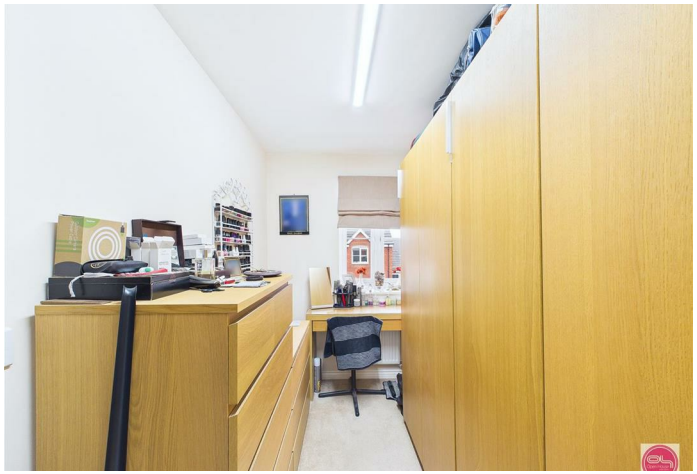
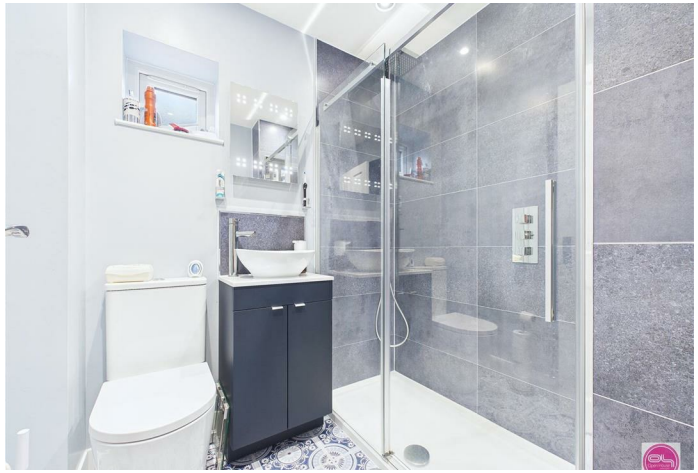
Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

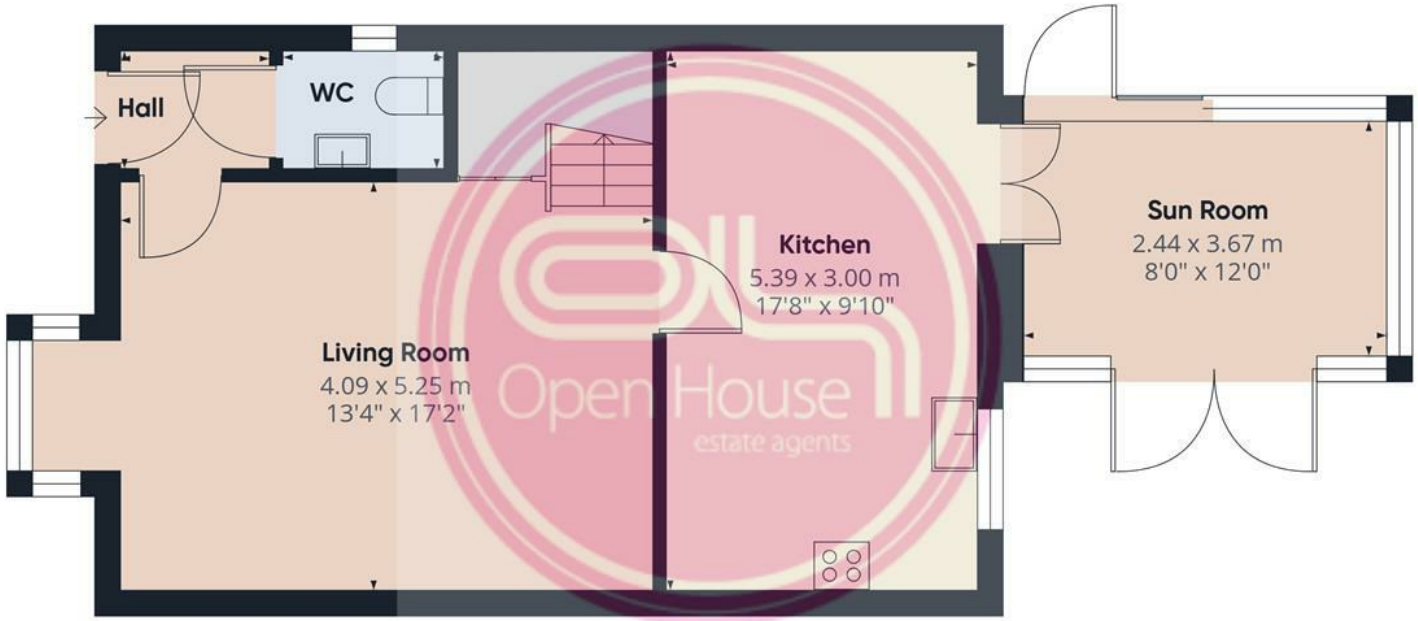
Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



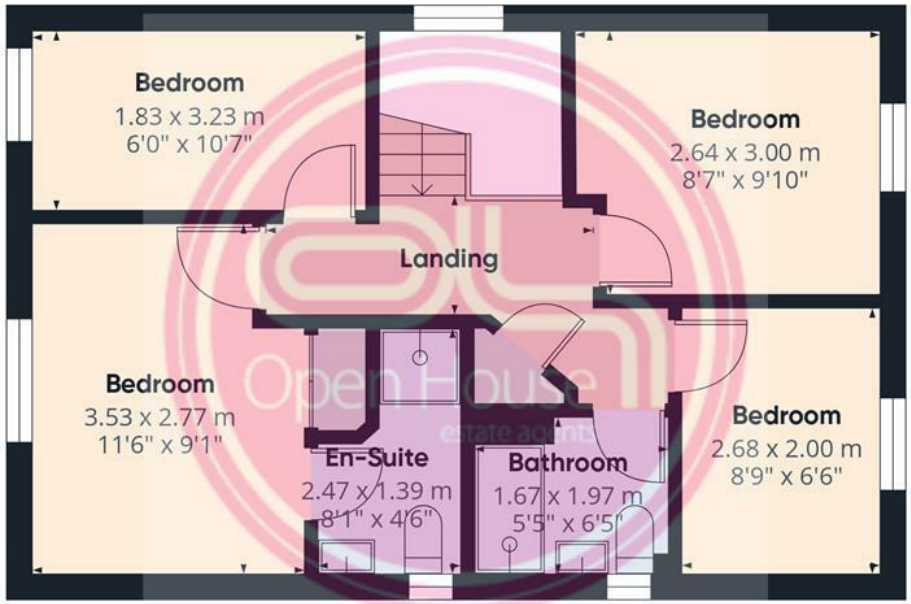






Floor 0



Floor 1

GLA[1]

107.28 m²

1154.73 ft²

Total

107.28 m²

1154.73 ft²

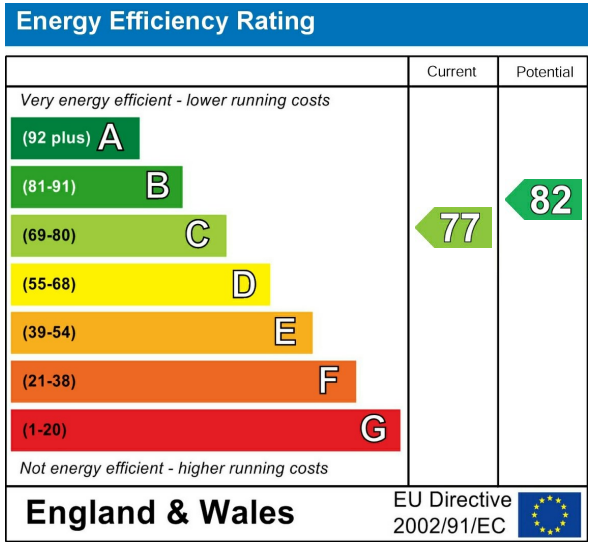
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

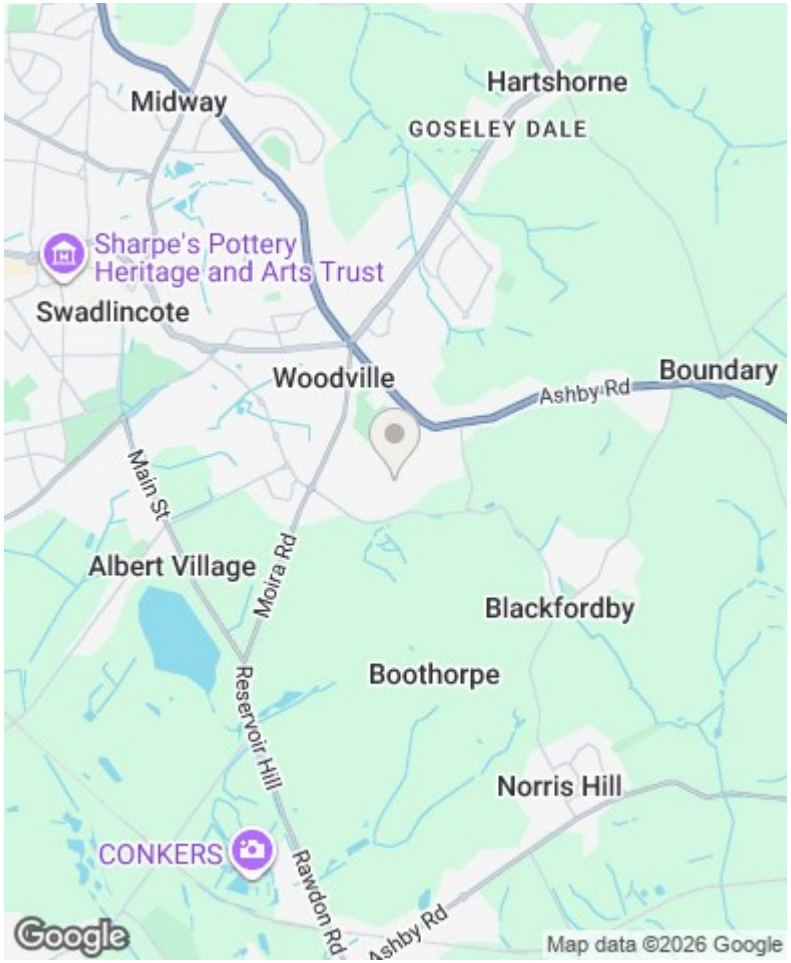
GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- SPACIOUS FOUR-BEDROOM DETACHED HOME
- SUN ROOM OVERLOOKING THE REAR GARDEN
- DETACHED GARAGE plus CAR PORT
- ESPECIALLY SPACIOUS LOUNGE
- LUXURY KITCHEN/DINER WITH PENINSULA
- CONVENIENT GROUND FLOOR WC
- EN-SUITE TO THE MASTER BEDROOM
- MODERN FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN WITH PATIO SEATING AREA



LOCAL AUTHORITY
South Derbyshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

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