

# Bluebell Grove

Woodville, Swadlincote, DE11 8FY



A beautifully presented three-storey semi-detached home enjoying views across to the National Forest to the front. Offering spacious and versatile accommodation, this superb property is centred around an impressive open-plan kitchen/dining room, a generous rear lounge with French doors to landscaped gardens, and a spectacular top-floor principal suite. With off-road parking and a fantastic position, this is an ideal family home in a highly desirable setting.

**Guide Price £250,000 - £260,000**

**John German** 

This fantastic three-storey semi-detached home enjoys beautiful open views across the National Forest to the front and offers spacious, well-established accommodation ideal for modern family living.

Upon entering through the front door, you are welcomed into a bright reception hallway with staircase rising to the first floor. A door to the left leads into the impressive open-plan kitchen/dining room, finished with polished porcelain tiled flooring and ample space for a family dining table. The kitchen is fitted with high-gloss soft cream base and wall-mounted cabinets, complemented by timber-effect worktops. There is an inset gas hob with extractor over, oven beneath, integrated fridge freezer, space for a washing machine and additional appliance space. A UPVC double-glazed window to the front enjoys views towards the National Forest.

To the rear, the lounge offers a stylish feature panelled wall and UPVC double-glazed French doors, flanked by picture windows, opening onto the beautifully landscaped rear garden.

Outside, there is a paved patio area, a secondary timber decked seating space, artificial lawn, and gated side access.

On the first floor, the family bathroom comprises a panelled bath with mosaic-effect tiling to the bath area, WC, and pedestal wash hand basin. Bedroom three is a generously sized single room enjoying delightful woodland views to the front. Bedroom two is an exceptionally spacious double bedroom overlooking the rear garden.

The top floor presents a wonderful principal suite occupying the full footprint of the house. This impressive room features a vaulted ceiling, dual-aspect windows with views across the National Forest, and ample space for a king-size bed along with additional furniture such as a desk or dressing table. The suite also benefits from a walk-in wardrobe with hanging rails and shelving, and a private en-suite shower room fitted with an oversized tiled shower enclosure with aqua shower, WC, and wash hand basin.

Externally, the property enjoys a fantastic position set behind a wide shared driveway, offering attractive open outlooks across to the National Forest. A driveway to the side provides off-road parking and access to the rear garden.

**Agents note:** The property is located off a shared drive.

**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.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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