



22, Woodward Way, Swadlincote, Derbyshire, DE11 8EP

HOWKINS &  
HARRISON

22, Woodward Way,  
Swadlincote,  
Derbyshire, DE11 8EP

Guide Price: £325,000

Offered to the market for the very first time since it was constructed in 2000, this spacious four-bedroom detached family home has remained in the ownership of the same family ever since. Extending to approximately 1546 sq ft of well-planned accommodation, the property offers a generous living room, separate dining room, conservatory, fitted breakfast kitchen with adjoining utility room and ground floor cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a family bathroom.

Externally, a driveway provides off-road parking and leads to the integral garage, which benefits from internal access to the entrance hallway, whilst to the rear is an enclosed garden with an attractive decked seating area. Offering generous accommodation for growing families, the property occupies a sought-after location within the National Forest, with Swadlincote town centre and its excellent range of amenities within walking distance.





## Location

Occupying a pleasant position on the ever-popular Woodlands Estate, this property enjoys a convenient setting within easy reach of Swadlincote town centre. The area is surrounded by attractive woodland walks and green open spaces within the National Forest, making it ideal for families and outdoor enthusiasts alike. Swadlincote offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, pubs, restaurants, a leisure centre and the popular Swadlincote Snowsports Centre. The property is also well placed for reputable local schools and healthcare facilities. Excellent transport links are close at hand, with the A511 providing direct routes to Burton upon Trent and Ashby-de-la-Zouch, whilst the nearby A444 offers convenient access towards Tamworth, Nuneaton and the wider Midlands motorway network. Burton upon Trent railway station also provides regular services to Birmingham, Derby and beyond.

### Distances

Ashby-de-la-Zouch – 6 miles

Burton upon Trent – 6.5 miles

Tamworth – 13 miles

Derby – 15 miles

East Midlands Airport – 14 miles

Lichfield – 18 miles

Birmingham City Centre – 28 miles

Nottingham – 30 miles



## Accommodation Details

A composite front entrance door opens into the welcoming entrance hallway, with stairs rising to the first floor, useful understairs storage and internal access to the integral garage. Positioned to the front of the property is the generous living room, enjoying a pleasant bay window that fills the room with natural light and provides an excellent space for everyday family living. To the rear, the separate dining room offers ample space for family meals and entertaining, with French doors opening into the conservatory. Overlooking the rear garden, the conservatory provides a versatile additional reception space and benefits from French doors opening directly onto the patio. The fitted breakfast kitchen is appointed with a range of matching wall and base units incorporating work surfaces, an integrated electric oven, gas hob with extractor over, inset sink and drainer, together with space for further appliances and a designated casual dining area. A door leads through to the adjoining utility room, which provides additional storage, plumbing for laundry appliances and a courtesy door to the rear garden. Completing the ground floor accommodation is a cloakroom/WC, fitted with a low-level WC and wash hand basin.

The principal bedroom is positioned to the front of the property and benefits from fitted wardrobes together with an en-suite shower room, comprising a shower enclosure, wash hand basin and low-level WC. Bedroom two is another generous double room, also positioned to the front elevation and benefiting from built-in wardrobes. Bedrooms three and four are both well-proportioned rooms overlooking the rear garden, making them ideal as children's bedrooms, guest accommodation or a home office.

## Outside

To the front of the property, a tarmacadam driveway provides ample off-road parking with plenty of further scope for parking leading to the integral garage, with a neatly maintained lawn and established planting enhancing the property's kerb appeal.

The enclosed rear garden has been thoughtfully landscaped to include a paved patio, shaped lawn and an attractive raised decked seating area, creating an ideal space for outdoor dining and entertaining.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

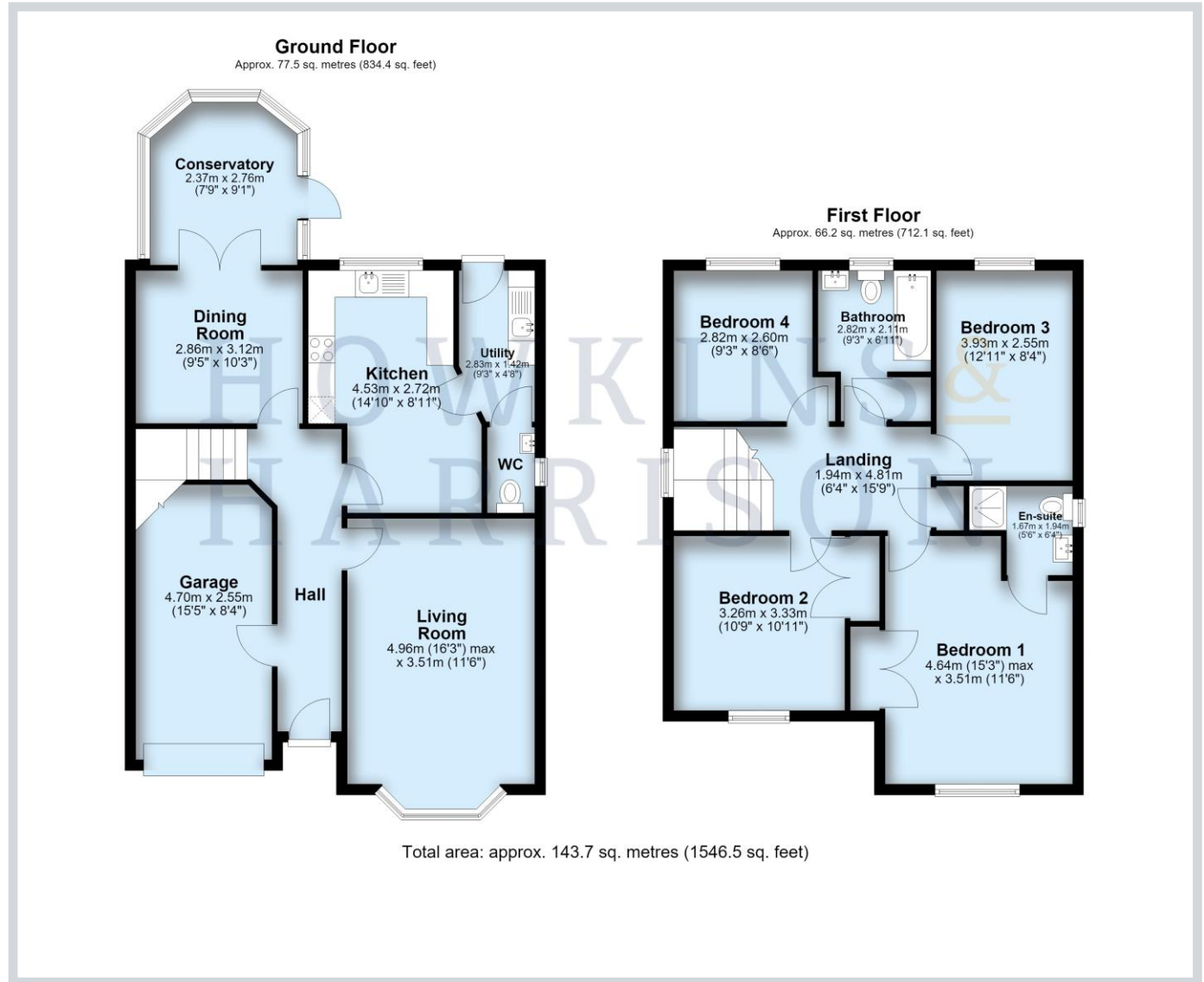
None of the services have been tested. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired and broadband is connected to this property.

## Local Authority

South Derbyshire District Council - [Tel::01283-595795](tel:01283-595795)

## Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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