



Blueberry Way, Woodville, Swadlincote, DE11 7GX

Nicholas
Humphreys

£360,000

A superb executive detached family home occupying a delightful corner plot within a quiet cul-de-sac position. This spacious property offers three reception rooms, a generous dining kitchen with built-in appliance's, guest cloakroom and utility.

The first floor has a gallery landing leading to four family size bedrooms including master with en suite, and a fitted family bathroom.

Set back from the road with an extensive double-width driveway and detached double garage, the home further benefits from an established private rear garden. Conveniently located close to local amenities and schools, with access to Swadlincote, Ashby-de-la-Zouch and Burton-upon-Trent. Viewing strictly by appointment only.



The Accommodation

An executive, detached family residence occupying a delightful corner plot position within a quiet cul-de-sac location. Set back from the road, the property enjoys an extensive double-width driveway providing ample off-road parking and leading to a double garage, together with an attractive front garden and pathway guiding you to the main accommodation. This spacious and versatile home offers three reception rooms, four generously proportioned bedrooms and well-appointed family living space, with early viewing strongly advised.

An open storm porch with exterior light and a double-glazed entrance door welcomes you into a reception hallway, featuring a radiator and staircase rising to the first-floor accommodation. A ground-floor cloakroom is fitted with a low-level WC, hand wash basin, radiator and UPVC double-glazed window, whilst also benefiting from a useful built-under-stairs storage cupboard.

The property offers three well-proportioned reception rooms, ideal for modern family living. The first reception room is positioned on the front aspect and currently arranged as a study, with a UPVC double-glazed window overlooking the front garden and a radiator. The main lounge is a spacious and welcoming room positioned to the front elevation, featuring a delightful bay window and a living flame coal-effect gas fire set within a stone-effect surround, with radiators and French doors leading through to the formal dining room. The dining room provides an excellent entertaining space on the rear aspect, with radiator and UPVC double-glazed French patio doors opening out onto the rear garden. An internal door leads back through into the dining kitchen, creating a practical layout for both everyday living and entertaining.

The dining kitchen is fitted with a wide selection of base cupboards and drawers with matching eye-level wall units, complemented by preparation work surfaces incorporating a stainless steel sink unit and a four-ring stainless steel gas hob. There is a built-in double oven, extractor hood, upright fridge/freezer space and a breakfast bar area with additional storage beneath. The kitchen further benefits from a single radiator, glazed window overlooking the rear garden and access through to a separate utility room.

The utility room provides preparation work surface with cupboards beneath, freestanding plumbing and appliance space for a washing machine and also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. With a single radiator and a double-glazed door leading out onto the rear garden, the utility room offers an essential practical addition to the home.

To the first floor, a gallery landing features a double-glazed window to the side aspect, flooding the space with natural light, together with loft access and a useful built-in storage cupboard. The first-floor accommodation provides four generously proportioned double bedrooms throughout.

The master bedroom is positioned to the front elevation and benefits from built-in double wardrobes and a radiator, with access through to an en suite shower room. The en suite is fitted with a low-level WC, pedestal hand wash basin with mixer tap and shower enclosure with thermostatic shower, together with radiator and UPVC double-glazed window. Bedroom two is positioned on the rear aspect with a delightful outlook over the enclosed rear garden, further benefiting from built-in wardrobes and radiator. Bedroom three is located to the front elevation and offers two UPVC windows to the front aspect, radiator and built-in wardrobe. The fourth bedroom, also a double, enjoys a rear aspect overlooking the garden and benefits from built-in wardrobe and radiator.

Centrally within the home is the fitted family bathroom which offers a low-level WC, pedestal hand wash basin, panelled bath and the addition of a separate shower enclosure. The bathroom is completed with a UPVC double-glazed window, shaver point and radiator.

Externally, the property occupies a delightful corner plot set back from the road, enjoying a good degree of privacy. The front garden is complemented by side access leading to the mature and established rear garden, which offers a paved patio seating area, a shaped lawn and deep, well-stocked borders. The driveway provides access to a detached double garage with up and over door and a personnel door positioned at the rear of the garage.

Blueberry Way is conveniently located on the outskirts of Swadlincote, within easy reach of a wide range of local amenities and well-regarded schools. The property is also well positioned for access to the market towns of Swadlincote, Ashby-de-la-Zouch and Burton-upon-Trent. This executive detached family home offers spacious and versatile accommodation throughout and viewing is strictly by appointment only.

Open Porch & Reception Hallway

Guest Cloakroom

Study

2.77m x 2.62m max (9'1 x 8'7 max)

Lounge

5.41m max x 3.68m (17'9 max x 12'1)

Dining Room

3.35m x 2.74m (11'0 x 9'0)

Kitchen Diner

3.33m x 3.30m (10'11 x 10'10)

Utility Room

2.54m x 1.55m (8'4 x 5'1)

Bedroom One

4.57m max x 3.78m max into recess (15'0 max x 12'5 max into recess)

En-suite

Bedroom Two

3.30m x 3.15m (10'10 x 10'4)

Bedroom Three

4.04m max x 2.84m (13'3 max x 9'4)

Bedroom Four

3.38m x 2.01m to wardrobe (11'1 x 6'7 to wardrobe)

Bathroom

2.16m x 2.01m (7'1 x 6'7)

Double Garage

5.18m x 5.08m (17'0 x 16'8)

Awaiting EPC

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

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Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

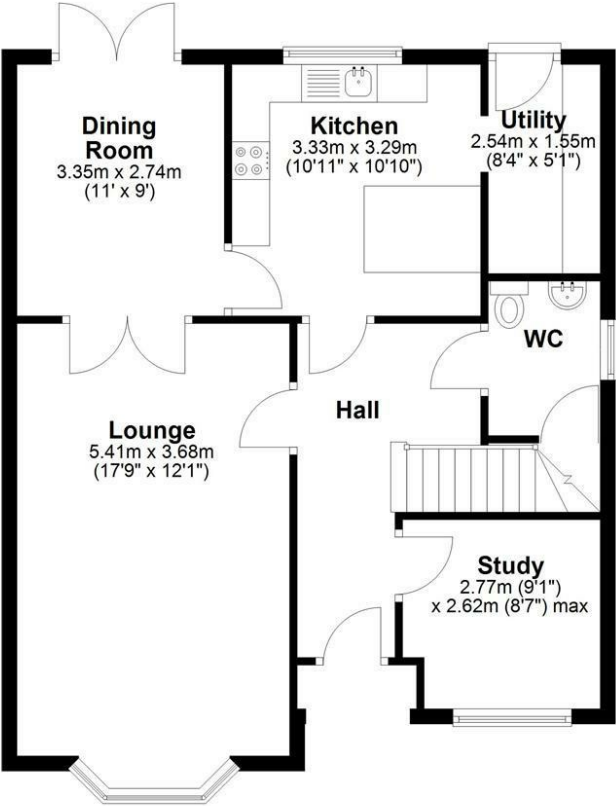
Draft details awaiting vendor approval and subject to change



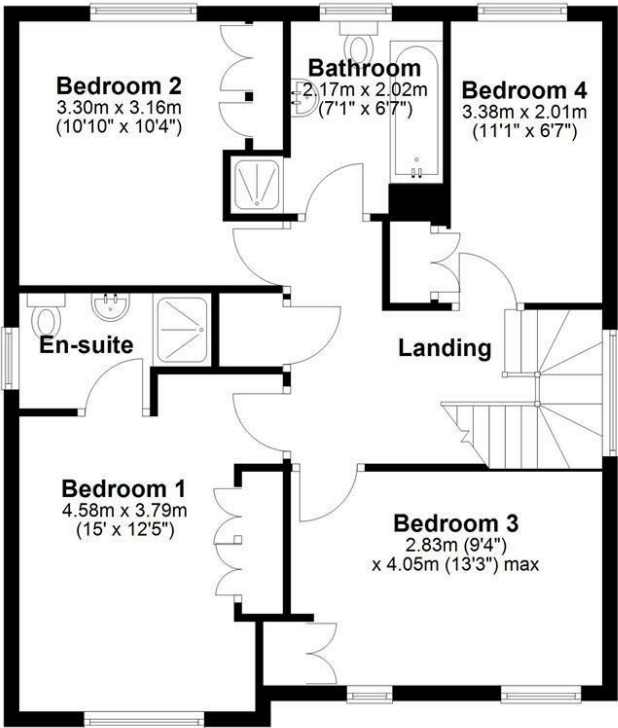




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>