



Finch Close, Woodville, Swadlincote



£210,000



Key Features

- Semi Detached Home
- Two Bedrooms
- Great Sized Plot
- Immaculately Presented
- Exquisite Garden Room
- Well Equipped Fitted Kitchen
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, extended two bedroomed semi detached home. The property is located in a quiet residential estate in Woodville and benefits from a generous sized corner plot providing plenty of off road parking and space for entertaining. In brief the accommodation comprises: - lounge, well fitted kitchen with solid oak doors, recently finished garden room with vaulted ceiling, guest cloak room and on the first floor a landing leads to two bedrooms and bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge 3.67m x 3.72m (12'0" x 12'2")

having staircase rising to first floor, tv aerial point, BT point, one central heating radiator and Upvc double glazed window to front elevation.

Guest Cloak Room 0.8m x 1.45m (2'7" x 4'10")

having low level wc, space saving corner vanity wash basin with chrome mixer tap, tiled splashback, extractor fan and tile effect vinyl flooring.

Kitchen 3.67m x 2.43m (12'0" x 8'0")

having range of base and wall mounted units with solid oak doors, granite effect laminate work surface, integrated fridge, freezer and dishwasher, electric oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, vinyl flooring, one central heating radiator, two Upvc double glazed windows to garden room and Upvc double glazed door leading through to:

Garden Room 3.48m x 3.75m (11'5" x 12'4")

having built-in storage units, plumbing for washing machine, wood effect laminate work surface, wood effect vinyl flooring, one central heating radiator, two double glazed Velux windows, eye level Upvc double glazed windows to side elevation, large Upvc double glazed windows to rear and side and Upvc double glazed French doors leading out to the rear garden.

On The First Floor

Landing

having built-in storage cupboard housing hot water cylinder, one central heating radiator, Upvc double glazed window to side elevation and access to loft space which has lighting and is fully insulated.

Master Bedroom 3.67m x 2.97m (12'0" x 9'8")

having built-in overstairs storage cupboard, tv aerial point, space for wardrobe, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 1.8m x 2.65m (5'11" x 8'8")

having built-in double wardrobe with sliding doors, one central heating radiator and Upvc double glazed window to rear elevation.

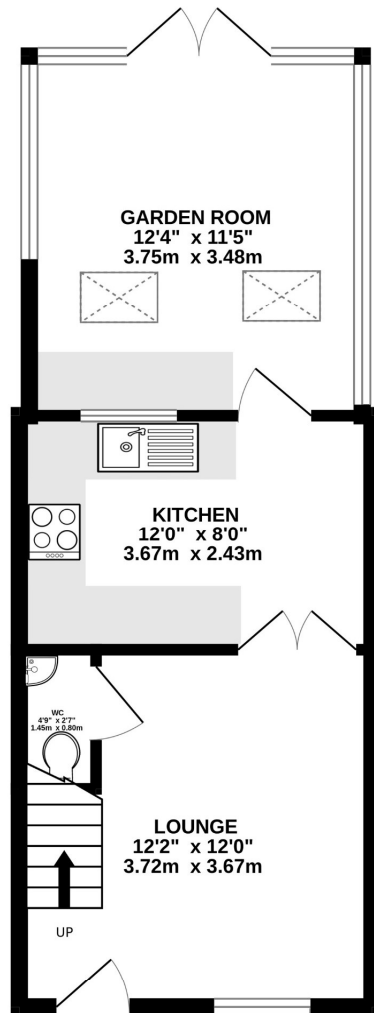
Bathroom 1.77m x 1.68m (5'10" x 5'6")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, bath with chrome fittings and electric shower, folding glass shower screen, extractor fan, tiling around wet areas, one central heating radiator and frosted Upvc double glazed window to rear elevation.

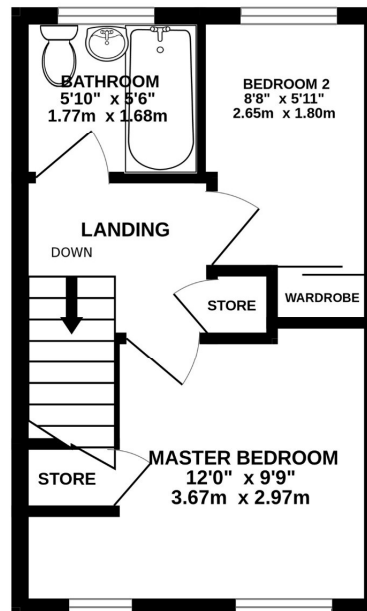
Outside

To the front of the property is a fore garden which is mainly laid to lawn, a block paved driveway leads to the front door and iron security gates. To the side is a block paved driveway and garden shed. To the rear is a fully enclosed garden with a number of paved seating areas, good sized lawned area and second garden shed.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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
WWW.EPC4U.COM		