



Grindley Way, Woodville, Swadlincote,  
Derbyshire



4



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£320,000



## Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Immaculately Presented Throughout
- Detached Single Garage & Double Width Driveway
- Private Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home in a desirable modern residential development in Woodville. Benefitting from a private rear garden and backing onto a neighbouring communal area/play area the property has a great deal of privacy. In brief the accommodation comprises: impressive entrance hall, large lounge, dining kitchen, utility room, guest cloak room and on the first floor a landing leads to master bedroom with en-suite, three further well proportioned bedrooms and a great sized family bathroom. Externally the property has off road parking for two vehicles, detached single garage ideal for storage and an immaculately landscaped private rear garden.

#### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, understairs storage, thermostat for central heating, one central heating radiator, tiling to floor and glass panelled doors leading off.

#### Guest Cloak Room 0.84m x 1.54m (2'10" x 5'1")

having low level wc, space saving wash basin with chrome mixer tap, extractor fan, consumer unit for electrics, tiling to floor and one central heating radiator.

#### Dining Kitchen

featuring:

#### Kitchen Area 3.51m x 3.07m (11'6" x 10'1")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, built-on oven, built-in dishwasher, space for fridge/freezer, metro tile splashback, under counter lighting, down lighters, tiling to floor and Upvc double glazed window to rear elevation.

#### Dining Area 2.78m x 2.67m (9'1" x 8'10")

having one central heating radiator, tiling to floor and Upvc double glazed window to front elevation.

#### Utility Area 2.03m x 1.63m (6'8" x 5'4")

having low level and eye level storage cupboards, wood effect laminate work top, stainless steel sink and drainer with chrome taps. space for washing machine, cupboard housing gas fired combination boiler, tiling to floor, one central heating radiator and wooden double glazed door to rear elevation.

#### Lounge 3.4m x 6.02m (11'2" x 19'10")

having media points, tv aerial sockets, carpet to floor, two central heating radiators, Upvc double glazed window to front elevation and Upvc double glazed patio doors with built-in blinds to rear elevation.

#### Galleried Landing

having access to loft space, built-in storage cupboard housing hot water cylinder, carpet to floor and one central heating radiator.

#### Master Bedroom 3.48m x 3.66m (11'5" x 12'0")

having built-in wardrobes with sliding doors, tv aerial point, neutral carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### En-Suite 2.11m x 1.65m (6'11" x 5'5")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in double shower with glass sliding door and chrome thermostatic shower, full tiling to shower area, splashback behind sink, extractor fan, down lighters, tiling to floor, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

#### Bedroom Two 3.53m x 2.94m (11'7" x 9'7")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 2.48m x 3.01m (8'1" x 9'11")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.



#### Bedroom Four 3m x 2.3m (9'10" x 7'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Family Bathroom 2.68m x 2.01m (8'10" x 6'7")

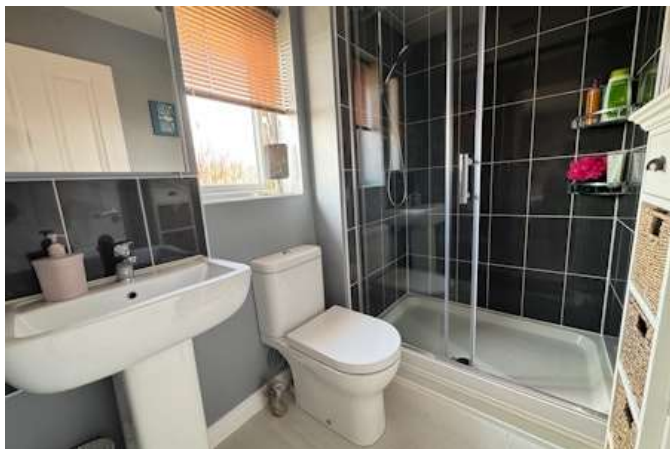
having low level wc, pedestal wash basin with chrome taps, bath with chrome traditional mixer tap and fittings together with chrome thermostatic shower and glass shower screen, full tiling around bath area, splashback behind sink, tiling to floor, down lighters, extractor fan, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### Outside

To the rear of the property is a fully enclosed garden screened by garden wall and fencing. The garden is well landscaped with a good sized paved patio area with sleeper steps leading to the lawn and there is also a large composite decked area, mature trees and shrubs and a with gravelled path leading to the detached single garage. There is a double width tarmacadam driveway providing parking for two vehicles. To the front is a courtyard style frontage with planters beds and a path leads to the front door.

#### Garage

having wooden fronted double glazed door to side and up and over garage door to front.



## 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

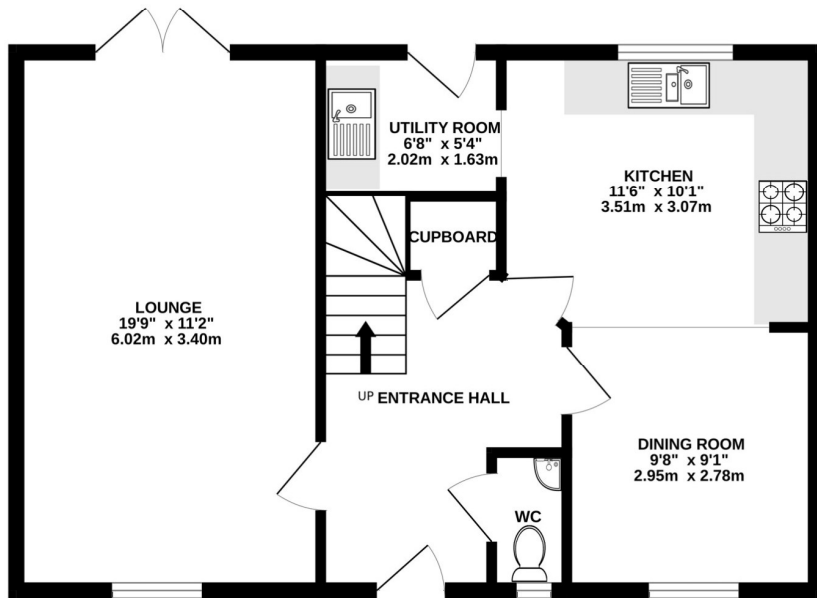
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

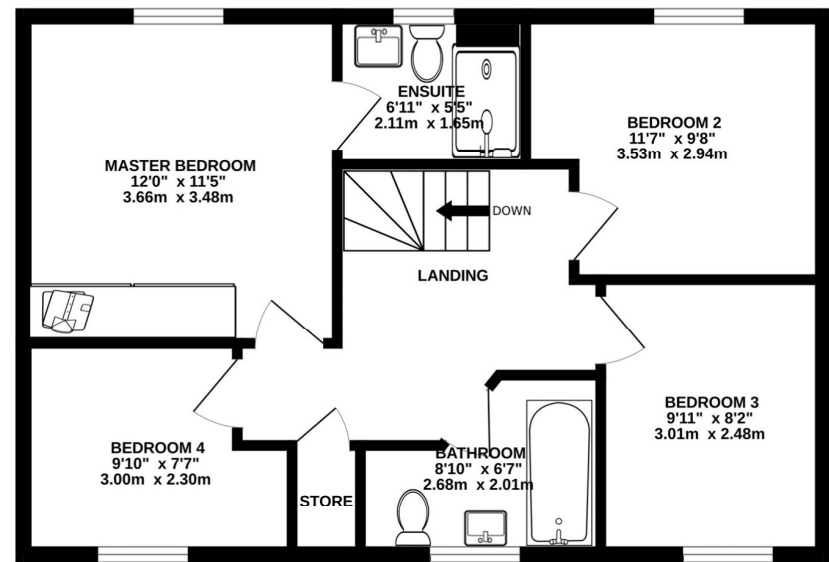
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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