



38, Blueberry Way, Woodville, Derbyshire, DE11 7GX

HOWKINS &
HARRISON

38, Blueberry Way,
Woodville,
Derbyshire, DE11 7GX

Guide Price: £330,000

A well presented and substantially sized four bedroom detached family home, occupying a pleasant position within this modern development and offering spacious accommodation extending to 1,357 sq.ft.

The accommodation briefly comprises an entrance hall, living room, impressive open plan kitchen / diner / breakfast room, utility room and guest WC to the ground floor. To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Externally, the property benefits from driveway parking, an integral garage and a well maintained rear garden, mainly laid to lawn with patio seating area, established borders and a good degree of privacy.





Location

38 Blueberry Way is situated within a modern residential development in Woodville, a popular and well-connected suburb on the outskirts of Swadlincote. The area provides a range of local amenities including shops, schooling and leisure facilities, with more comprehensive shopping and services available in nearby Swadlincote town centre. The property is well placed for commuters, benefitting from excellent road links via the A511 and A444, providing access to Burton upon Trent, Ashby-de-la-Zouch and the wider motorway network including the M42.

Travel Distances

Swadlincote – 2 miles

Ashby-de-la-Zouch – 4 miles

Burton upon Trent – 6 miles

Derby – 15 miles

A511 – 1 mile

A444 – 2 miles

M42 (J11) – 6 miles

East Midlands Airport – 12 miles



Accommodation Details – Ground Floor

A front entrance door opens into the entrance hall, where there is access to a useful cloaks cupboard, guest WC and the principal ground floor accommodation. The living room is positioned to the front of the property and is a well-proportioned reception room, featuring a bay window allowing for good natural light. A useful storage cupboard is accessed from the living room. To the rear, the kitchen / diner / breakfast room extends across the width of the property and provides an excellent open plan family space. Fitted with a modern range of units, the room offers ample space for dining and informal seating, with French doors opening onto the rear garden. The adjoining utility room provides additional appliance space and internal access to the garage.

First Floor

To the first floor, the landing includes an airing cupboard and gives access to four bedrooms and the family bathroom. The master bedroom is positioned to the front and benefits from fitted wardrobes together with an en-suite shower room. Bedroom two, also to the front, is a double room with a built-in cupboard, whilst bedroom three to the rear also includes a built-in cupboard. Bedroom four is a further well-proportioned room, all served by the family bathroom, which is fitted with a bath, separate shower, wash hand basin and WC.

Features

- Four bedroom detached modern family home
- Approximately 1,357 sq.ft accommodation
- Spacious living room with bay window
- Open plan kitchen diner breakfast room
- Separate utility room and guest WC
- Principal bedroom with en-suite shower room
- Three further well proportioned bedrooms
- Integral garage and driveway parking
- Enclosed rear garden with patio area
- Excellent road links to A511, A50, A444 and M42

Outside

Externally, the property benefits from driveway parking to the front with an electric charging point leading to the integral garage. To the rear is a well maintained garden, mainly laid to lawn with planted borders and a paved patio seating area, providing an attractive outdoor space.

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

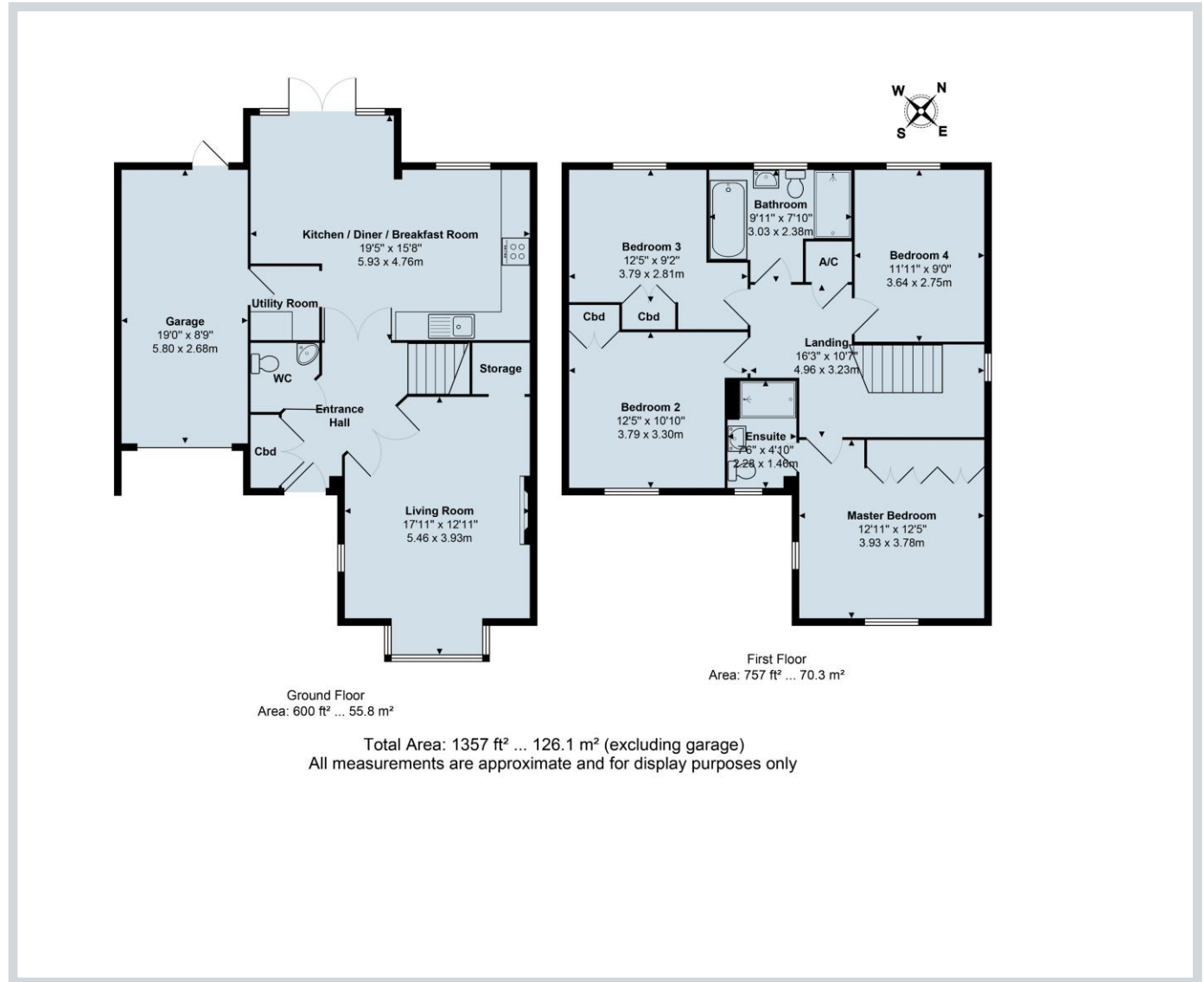
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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