



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

HOWKINS &
HARRISON

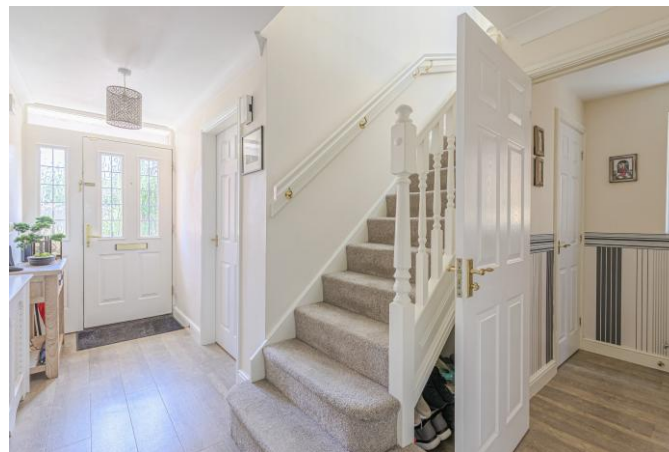
46, Blueberry Way,
Woodville,
Derbyshire, DE11 7GX

Asking Price: £385,000

A true credit to the current owners, this immaculately presented detached four/five bedroom family home extends to 1718 sqft, perfectly suited to modern family living. In brief comprising:- a spacious bay-fronted living room, a separate dining room with French doors, a generous bespoke breakfast kitchen, office/ bedroom five, and a cloakroom/WC. To the first floor are four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, there is driveway parking, a detached double garage and stunning landscaped rear garden enjoying a high degree of privacy,

Ideally situated within a sought-after residential development, the property is conveniently positioned close to excellent local amenities, highly regarded schools, scenic countryside walks and superb road links, making it an outstanding choice for families and commuters alike.



Location

Woodville is a popular and well-connected South Derbyshire village, ideally positioned between Swadlincote, Burton upon Trent and Ashby-de-la-Zouch. The property enjoys a convenient setting within an established residential development, with a wealth of everyday amenities close at hand, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities. Families are particularly well catered for, with a selection of well-regarded primary and secondary schools within easy reach, including Granville Academy. For those who enjoy the outdoors, the surrounding National Forest offers an abundance of scenic walks, cycling routes and open green spaces to explore. Commuters benefit from excellent transport connections via the A511, A38 and nearby A42/M42, providing straightforward access to Derby, Leicester, Birmingham and beyond, whilst Burton upon Trent railway station offers regular services to Derby, Birmingham and Nottingham.



Agents Comments

It is immediately apparent that the current owners have taken enormous pride in creating a home that is both beautiful and practical, investing in quality materials and thoughtful improvements. Every room has been meticulously maintained and finished to an exceptional standard, resulting in a home that is truly ready to move straight into. The spacious entrance hall sets the tone, with quality Amtico flooring continuing through to the dining room and home office. The separate dining room, with French doors opening onto the patio, is ideal for entertaining and enjoys a lovely outlook over the beautifully landscaped garden. Without doubt, one of the standout features is the bespoke Richmond fitted breakfast kitchen. Designed with both style and functionality in mind, it combines handcrafted cabinetry with luxurious quartz work surfaces, porcelain tiled flooring, feature tiled splashbacks and subtle plinth lighting to create a space that is every bit as impressive as it is practical.

The quality continues upstairs, where four genuine double bedrooms, all with fitted wardrobes, are complemented by a stylish en-suite shower room and a beautifully appointed family bathroom. Small touches, such as the ambient lighting within the bathroom, perfectly demonstrate the attention to detail that has gone into every aspect of this home.

Offering an exceptional degree of privacy and backing onto mature trees combined with a detached double garage and generous driveway parking, we have no doubt its next owners will appreciate everything it has to offer. NB - A large amount of furniture items are available by separate negotiation.





Features

- Beautifully presented detached family home
- Versatile accommodation totalling 1718sqft
- Bespoke Richfield's fitted breakfast kitchen
- Generous living room and separate dining room
- Separate home office/bedroom five
- Four bedrooms with fitted wardrobes
- Stylish en-suite and contemporary bathroom
- Detached double garage and driveway
- Private beautifully landscaped rear garden
- Close to excellent schools, amenities and transport links



Accommodation Details

A composite entrance door opens into a welcoming entrance hall, with doors leading to the principal ground floor accommodation and stairs rising to the first floor. The spacious bay-fronted living room enjoys an attractive feature fireplace, creating a warm and inviting focal point, whilst the separate dining room features French doors opening onto the rear garden. The generous breakfast kitchen is fitted with an extensive range of wall and base units, complemented by a comprehensive range of integrated appliances and ample quartz workspace. A versatile home office, which could equally serve as a fifth bedroom or playroom, together with a useful cloakroom/WC, completes the ground floor.

To the first floor, the landing provides access to four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom is served by a modern en-suite shower room with larger than average cubicle with rainforest shower head fitted, whilst the remaining bedrooms are complemented by a contemporary family bathroom.

Outside

Externally, a generous driveway provides ample off-road parking and leads to the detached double garage. To the rear, the beautifully landscaped garden offers an exceptional degree of privacy, with mature trees beyond creating a peaceful backdrop. Thoughtfully designed with a variety of seating areas, ornamental planting and attractive features, it provides a wonderful setting for relaxing, entertaining and enjoying the outdoors throughout the year.

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 the property benefits from mains water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

Local Authority

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

Council Tax

Band - E

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

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