





Beattie Lane, Woodville, Swadlincote, DE11 7FL

£280,000

Open House
estate agents





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Tucked away from the main road, this modern three-bedroom detached house offers well-presented accommodation arranged over two floors, with a practical layout suited to everyday living. The ground floor comprises a welcoming entrance hallway, a spacious living room with a front-facing bay window, a contemporary kitchen with a dedicated dining area and French doors opening onto the rear garden, and a convenient WC. Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with an en-suite shower room, another larger bedroom and a well-sized third bedroom which is also suitable for home working. The family bathroom completes the first floor. Outside, the property benefits from a lawned frontage with a paved approach and an enclosed rear garden of ample size.

Entrance Hallway
The front entrance opens into a hallway with light-coloured tiled flooring, neutral walls and a radiator. A carpeted staircase with white balustrades leads to the first floor, while doors provide access to the living room, kitchen and ground-floor WC. The hallway offers space for coats and footwear, with a straightforward layout connecting the main ground-floor rooms.

Living Room
A spacious reception room featuring a front-facing bay window, allowing natural light into the room. The space accommodates comfortable seating and an entertainment area, with additional room for occasional furniture. Neutral walls are complemented by a coloured feature wall, fitted carpet and a radiator beneath the window.













Kitchen/Diner
The kitchen/diner occupies the rear of the property and provides a practical space for cooking and dining. The kitchen is fitted with a range of modern, high-gloss light-coloured wall and base units, complemented by contrasting dark worktops and chrome handles. Integrated cooking facilities include an oven, gas hob and stainless steel extractor hood, while a stainless steel sink with drainer is positioned beneath a window overlooking the rear garden.

The dining area accommodates a family dining table and chairs, with French doors opening directly onto the garden and allowing natural light into the room. Light-coloured tiled flooring runs throughout, creating a consistent finish between the kitchen and dining spaces.

Ground-Floor WC
Fitted with a white low-level WC and pedestal wash hand basin with a chrome mixer tap. The room has light-coloured tiled flooring, a radiator and a narrow frosted window providing natural light.

First-Floor Landing
The carpeted staircase leads to a first-floor landing with white walls and matching balustrades. A frosted window provides natural light, while doors lead to all three bedrooms, and the family bathroom. The landing also provides access to the loft hatch.

Bedroom One

A well-proportioned main bedroom filled with natural light. The room accommodates a double bed and additional bedroom furniture, including wardrobes and drawer units. Finished with neutral walls, fitted carpet and a radiator beneath the window, the bedroom also benefits from access to its own en-suite shower room.

En-Suite Shower Room

Accessed directly from the main bedroom, the en-suite is fitted with a glazed shower enclosure, hand basin and WC. Light-coloured wall finishes and wood-effect flooring create a neutral appearance, while a window provides natural light. The en-suite offers a convenient private facility separate from the main family bathroom.

Bedroom Two
The second bedroom provides space for a double bed and freestanding furniture. The double bedroom is neutrally decorated with quality carpeting.

Bedroom Three
A good-sized bedroom currently arranged as a home office, with space for a desk, computer equipment and shelving. The room benefits from neutral decoration, fitted carpet and could accommodate alternative uses according to individual requirements.

Family Bathroom
The family bathroom is fitted with a white suite comprising a panelled bath with an electric shower over, a pedestal basin and a WC. Light textured wall tiling surrounds the bath, while wood-effect flooring provides a contrasting finish. A frosted window offers natural light and privacy.

Outside

Front
The property has a front bay window and a covered entrance. A paved pathway leads from the pavement to the front door, bordered by lawn and established shrubs. Decorative gravel provides a low-maintenance

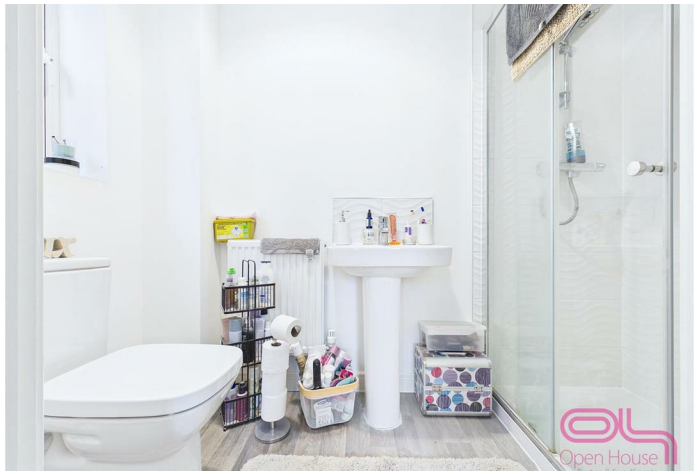












area beside the entrance, while the surrounding frontage gives the property an open appearance within a tucked away setting.

Rear Garden
The enclosed rear garden is mainly laid to lawn, with timber fencing along the boundaries. A paved pathway runs beside the house, providing space for outdoor access and seating. French doors from the kitchen/dining area open directly onto the garden, making it convenient for outdoor dining and everyday use. The lawn offers space for recreation or further landscaping, while a gate within the boundary fencing provides additional access.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Anti-Money Laundering Checks: We are required to carry out anti-money laundering checks. Buyers and sellers will be asked to provide identification and any other information needed to complete these checks.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.













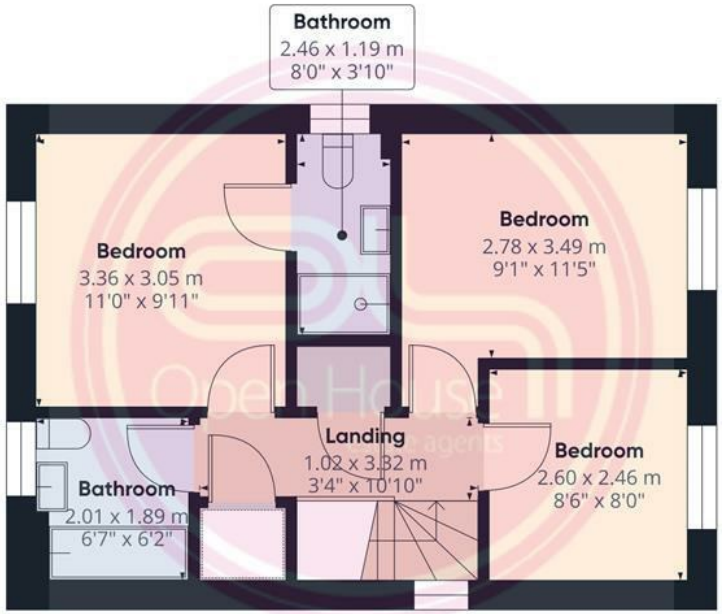








Floor 0



Floor 1



GLA[1]

95.41 m²

1026.95 ft²

Total

95.41 m²

1026.95 ft²

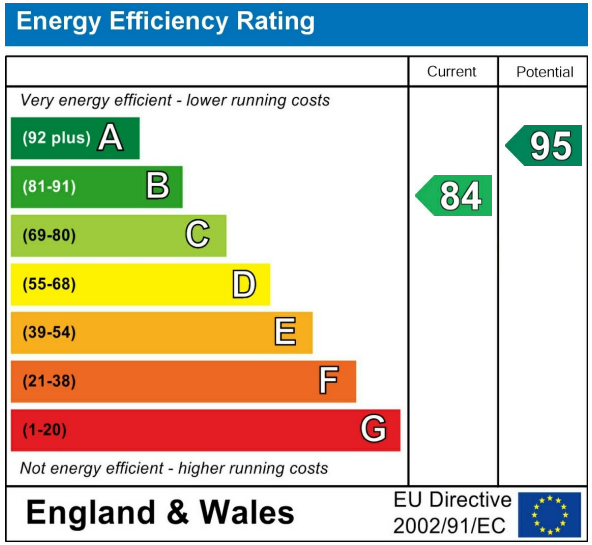
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
South Derbyshire

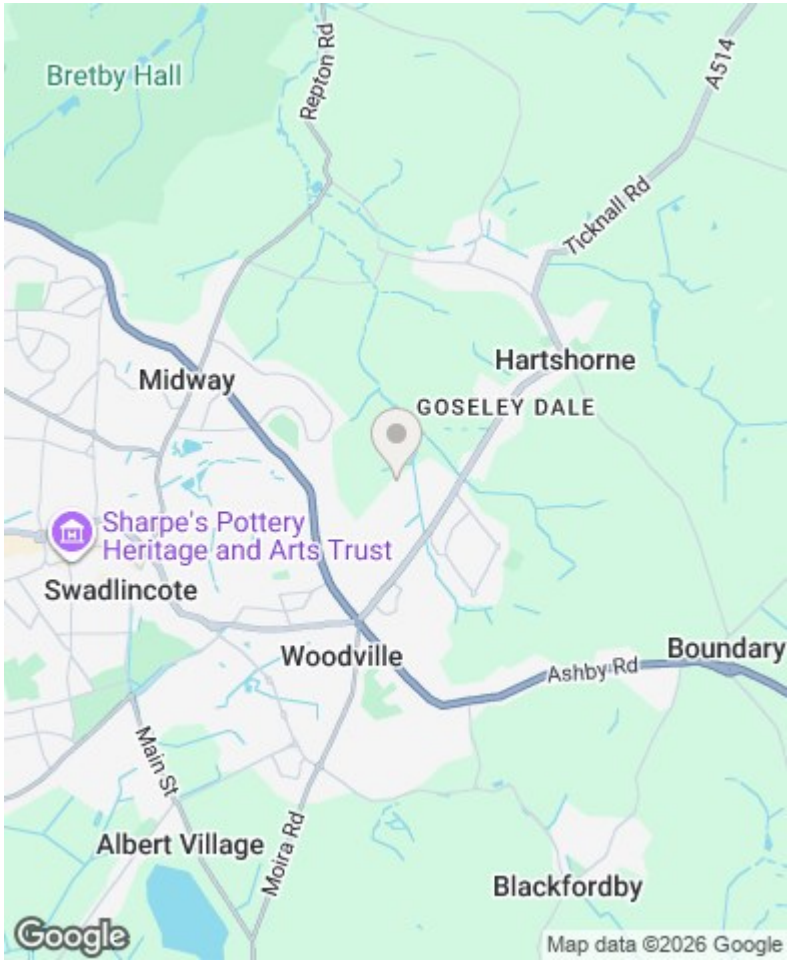
TENURE
Freehold

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Open frontage and positioned facing out to green space
- Spacious living room with front-facing bay window
- Modern kitchen with dining area
- French doors opening onto the rear garden
- Convenient ground-floor WC
- Main bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Family bathroom
- Enclosed rear garden



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