



**9 Hartshorne Road  
Woodville, DE11 7JB  
£245,000**

# 9 Hartshorne Road, Woodville, DE11 7JB

\*\*LIZ MILSOM PROPERTIES \*\*\* are excited to offer for sale, this delightful three bedrooomed family home, which is an ideal blend of modern convenience, being perfect for first-time buyers or those looking to downsize, this home offers spacious living areas and a warm, inviting atmosphere.

The ground floor boasts a welcoming Reception Hall with Minton flooring which then leads to two separate stylish Reception Rooms; a Lounge perfect for cosy evenings and a charming dining room with plenty of storage. The well-appointed kitchen offers ample space for meal preparation and some fitted appliances. Upstairs, on the first floor features two generously sized double bedrooms, including a main bedroom with a built-in wardrobe, providing excellent storage options and a large fabulous well equipped family bathroom, which further enhances the practicality of the layout. Completing the accommodation is the third bedroom on the 2nd floor. Outside there is a walled fore garden, smart side driveway leads to a above average sized garage with ample off road parking. Great sized private rear garden perfect for entertaining within family and friends. Outbuildings including Laundry and outside WC. Council Tax A - EPC rating D.

Early viewing is HIGHLY RECOMMENDED call the Award winning Agents Call the office TODAY, to appreciate the location, condition and size of this spacious family home.

- Splendid 3 bedrooomed family home
- Two stylish Reception Rooms
- Fabulous first floor bathroom
- 2nd floor bedroom
- Side private driveway to garage
- Perfect for first time buyers
- Fitted Kitchen with appliances
- 2 double bedrooms on first floor
- Outbuilding Store & Utility
- Rear garden perfect for entertaining



## Overview

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to offer for sale, this superb, deceptively spacious family home, which has been tastefully decorated, offering stylish accommodation. As you enter the property you are treated to a delightful mix of modern and traditional, with a welcoming entrance hall with minton style tiled floor. The downstairs accommodation has two large reception rooms, including a stylish dining room with modern display shelving and practical storage solutions, a lounge which benefits from a wood-burning style stove, and a beautifully designed kitchen. As you go outside you have a generous rear garden which has an outside toilet, and a separate utility space. Upstairs on the first floor, there are two large double bedrooms including the main bedroom with fitted wardrobe space the length of one wall, a further double bedroom overlooks the rear garden. A spectacular luxury family bathroom, which definitely has the wow factor, having his and her sinks, a large walk-in shower, and a feature bath. Led lighting helps to create a tranquil space. Finally, on the second floor, you can find the third bedroom, with useful storage and velux windows providing plenty of natural light. This home needs to be seen in person to understand the high finish of the property and to appreciate the size, location and condition ..... Call today to arrange your viewing.

## The immaculately well presented accommodation:

### Reception Room

13'10" x 11'10" (4.23 x 3.63 )

### Reception Room

11'10" x 11'9" (3.61m x 3.58m)

### Splendid fitted Kitchen

11'5" x 10'2" (3.48m x 3.10m)

### Outside Utility/Laundry room

### Outside WC

### First Floor

#### Main double bedroom

14'8" x 11'10" (4.49 x 3.63 )

### Double bedroom Two

13'9" x 8'11" (4.20 x 2.74 )

### Spacious family Bathroom - 4 piece suite

11'3" x 10'4" (3.44 x 3.15)

### Stairs to 2nd Floor

### Bedroom Three

15'2" x 11'8" (4.63 x 3.57)

### Outside

Outside, there is a walled front garden with box style hedging and path which leads to the front entrance door. The rear garden is a tranquil retreat, with mature trees and shrubs that attract birds and wildlife with lawn and flower and shrub borders. The garden is perfect for entertaining family and friends in the summer months and is ideal for children with panelled fenced boundaries. Brick built outbuilding at the rear provides laundry/utility area, separate WC.

### Private driveway providing off road parking

### Detached garage

With rear access door, up and over door, light and power supply.

### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology

combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITVE FIXED FEES.

### Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

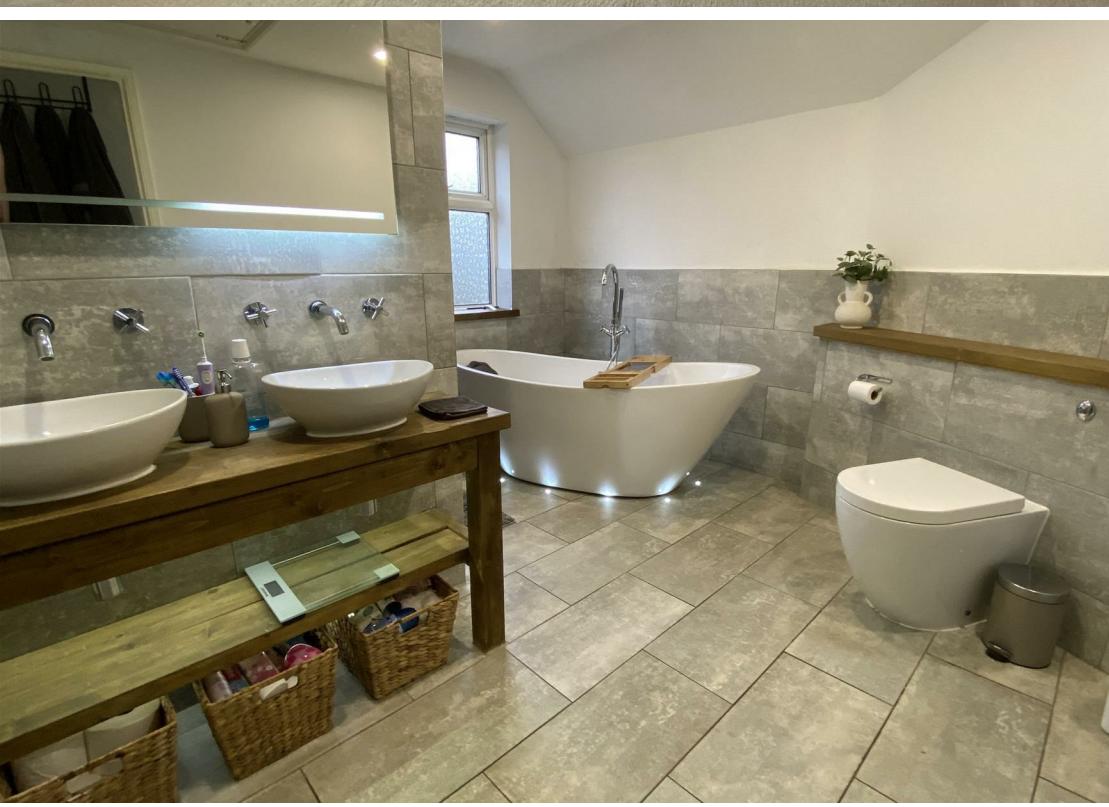
### Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

### Measurements

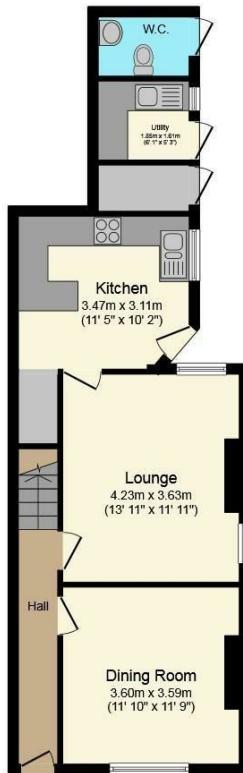
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

LMPL/LMM/MAC 24.2.2025 1 DRAFT



## Directions

For SAT NAV purposes use DE11 7JB



**Ground Floor**

Floor area 53.8 sq.m. (579 sq.ft.) approx



**First Floor**

Floor area 46.0 sq.m. (495 sq.ft.) approx



**Second Floor**

Floor area 20.8 sq.m. (224 sq.ft.) approx

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B		
(70-80)	C		
(55-69)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



**01283 219336**

**07974 113853**

**[liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)**

**[lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)**

## COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



### THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

We can search  
1,000s of mortgages  
for you

It could take just 15 minutes with  
one of our specialist advisers:

Call: 01283 219336  
Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202