



4 Wren Close
Woodville, Derbyshire DE11 7QP
£175,000

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**** OFFERED WITH NO UPWARD CHAIN **** This **READY TO MOVE INTO, WELL PRESENTED 3 BEDROOMED DETACHED FAMILY HOME...** Situated on the ever popular 'Birds' Estate! Benefiting from a splendid kitchen diner, spacious lounge, conservatory, separate utility room, three good sized bedrooms and modern bathroom. Garage, off road parking and enclosed rear garden. Call Liz Milsom Properties TODAY to book YOUR viewing - 01283 219336.

- Ready To Move Into
- Well Presented / Spacious
- Spacious Lounge
- Separate Utility Room
- Enclosed Rear Garden
- Three Bedroom Detached Home
- Splendid Kitchen Diner
- Conservatory
- Modern Bathroom
- Off Road Parking & Garage



LOCATION

Woodville is well placed for the community with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, garage, convenience stores, hairdressers, newsagents, Post Office and pharmacy.

Accommodation In More Detail;

PVCu double glazed entrance door provides access to the;

Reception Hall

With stairs leading off to the first floor, radiator, ceiling light point, telephone point, wooden flooring and door to the;

Spacious Lounge

15'1 x 11'3 (4.60m x 3.43m)

A focal point of which is the Adams style fire surround with raised hearth and fitted coal effect electric fire. Wooden flooring, ceiling light point, TV aerial point, radiator and double glazed window to the front elevation. Archway leads to the fitted kitchen diner.

Splendid Kitchen Diner

15'6 x 8'10 (4.72m x 2.69m)

Having a good range of wall and floor mounted units with rolled edge work surface areas and inset stainless steel sink unit with mixer tap over. Included in the sale is the four ring electric hob, oven and extractor hood over. Tiled floor, ceiling light points, radiator, space for fridge-freezer, double glazed window to the rear elevation, double glazed french doors to the conservatory and door to the utility room.

Separate Utility Room

10'1 x 7'2 (3.07m x 2.18m)

With a range of base units, work surface area and inset stainless steel sink unit with mixer tap over. Plumbing for automatic washer and space for tumble dryer. Double glazed window and door to the rear elevation, ceiling light point, radiator and door to the garage.

First Floor and Landing

All rooms lead off, useful storage cupboard housing the combination boiler which we believe serves both the central heating and domestic hot water systems and access to loft hatch.

Bedroom One

12'3 x 9'1 exc wards (3.73m x 2.77m exc wards)
Double glazed window to the front elevation, fitted carpet, radiator, ceiling light point, built-in double wardrobe and laminate flooring.

Bedroom Two

9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to the rear elevation, fitted carpet, radiator and ceiling light point.

Bedroom Three/Study

6'6 x 6'4 (1.98m x 1.93m)

Double glazed window to the front elevation, fitted carpet, ceiling light point, radiator and useful storage cupboard.

Family Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Having a modern three piece white suite comprising of p-shaped bath with shower over, pedestal wash hand basin set within a vanity unit and low level WC. Tiled floor, ceiling light point, extractor fan, part tiling to walls, heated towel rail and opaque double glazed window to the rear elevation.

Outside - Front

The property is set well back from the road behind a block-pavbed driveway which provides OFF ROAD PARKING for several vehicles and leads to the GARAGE. Side pedestrian access to the rear garden.

Garage

17'11 x 7'10 (5.46m x 2.39m)

With metal up and over door and light and power supply.

Enclosed Rear Garden

Being mainly laid to lawn with shaped flower and shrub borders, mature trees, patio area which is ideal for entertaining, garden shed and fenced panelled boundaries.

Disclamer

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.

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.

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.

TENURE

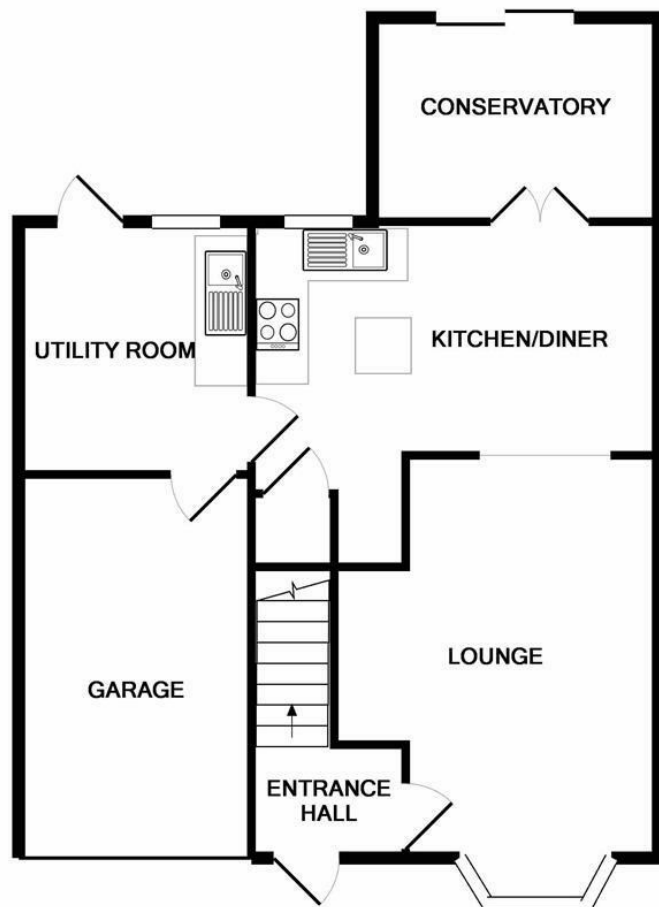
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

PROPERTY TO SELL? THEN WHY PAY MORE....

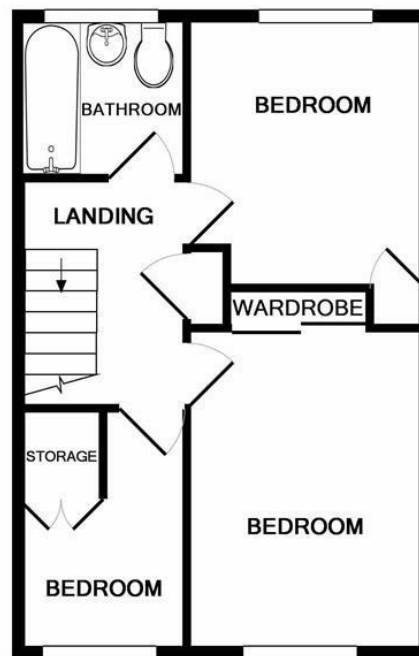
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GROUND FLOOR

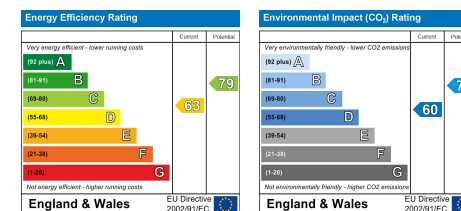


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

The property is best approached by travelling out of Swadlincote Town Centre along Civic Way. upon reaching the mini roundabout take the second exit in to Derby Road and at the two sets of traffic lights take the left hand lane and proceed straight ahead into Swadlincote Road. upon reaching the Toll Gate roundabout, take the second exit sign posted Derby (A514) in to Hartshorne Road, Woodville. Take the right hand turning sign posted Falcon Way and then first left into Wren Close, where the subject property can be clearly denoted by our 'For Sale' board on the right hand side.



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COUNCIL TAX

Band: C

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

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