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1 Woodlands Way
Swadlincote, DE12 6HE
£229,950

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***** LIZ MILSOM PROPERTIES***** are delighted to present 1 Woodlands Way. A beautifully presented three-bedroom semi-detached home set on a generous plot in the popular village of Moira. This attractive property benefits from a large front lawn, driveway and garage with light and power, ideal for a workshop. Internally, the home offers a wide entrance hallway, guest cloakroom, spacious lounge/diner, and a recently re-fitted modern kitchen. To the first floor are three well-proportioned bedrooms and a stylish re-fitted shower room. The south-facing rear garden is a fantastic size, mainly laid to lawn with a patio seating area, perfect for outdoor entertaining. Further benefits include a utility area, internal garage access, and a boiler and consumer unit fitted in 2021. An ideal family home in a sought-after village location.

- Three-bedroom semi-detached family home set on a generous plot
- Recently re-fitted modern kitchen
- Three well-proportioned bedrooms, including fitted wardrobes to Bedroom Two & Three
- South-facing rear garden with patio seating area
- Popular village location
- Spacious lounge/diner running the length of the property
- Ground floor guest cloakroom and useful utility area
- Recently re-fitted contemporary shower room
- Garage & Driveway
- EPC: C / TAX BAND: B



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Location

Situated in the sought-after village of Moira, 1 Woodlands Way enjoys a convenient and family-friendly setting with excellent access to local amenities and transport links. Moira offers a good range of everyday shops, supermarkets, cafés and public houses, along with well-regarded primary and secondary schooling. The property is ideally placed for commuters, with the A42 providing swift connections to the M1, M42 and A50, linking to Leicester, Derby, Burton upon Trent and Birmingham. The National Forest surrounds the area, offering an abundance of countryside walks, cycle routes and leisure attractions, while nearby Ashby-de-la-Zouch provides a wider selection of shopping and dining options. This popular location combines village charm with modern convenience, making it ideal for families and professionals alike.

Overview

Situated within a popular village location, this beautifully presented three-bedroom semi-detached home occupies a generous plot and offers spacious, well-balanced accommodation ideal for families and professionals alike.

To the front, the property benefits from a large lawned garden and a driveway to the side leading to the garage. The garage features an up-and-over door and is fitted with both light and power, making it ideal for storage or use as a workshop.

Upon entering the home, you are welcomed by a wide and inviting hallway with doors leading to the ground floor accommodation. The guest cloakroom is fitted with a low-level WC and wash hand basin, with a frosted window to the front elevation. The hallway also benefits from a useful storage cupboard and provides access to the spacious lounge/diner and the modern fitted kitchen.

A side door from the hallway leads to an inner lobby, which in turn provides internal access to the garage and a practical utility area with power. A rear door opens out to the delightful rear garden, with an additional door providing access back to the front of the property.

The recently re-fitted kitchen is both sleek and contemporary, featuring modern black wall and base units complemented by oak-effect rolled-edge worktops. Integrated appliances include a dishwasher, oven, halogen hob, and extractor hood. A modern drainer sink sits beneath a window overlooking the rear garden, allowing for plenty of natural light, and the kitchen is finished with tiled flooring.

The spacious lounge/diner runs the full length of the property and is a real highlight of the home. With carpeted flooring, an electric fire with surround creating a cosy focal point, a front-facing window, and sliding doors opening onto the rear garden, this room is perfect for both relaxing and entertaining.

To the first floor, there are three well-proportioned bedrooms and a recently re-fitted modern shower room.

Bedroom One is a generous double located to the rear, with carpeted flooring, ample space for freestanding furniture, and views over the rear garden.

Bedroom Two, positioned to the front, is another spacious room featuring carpeted flooring, a front-facing window, and the added benefit of fitted wardrobes.

Bedroom Three is a good-sized room currently used as a home office, with carpeted flooring and a window overlooking the rear garden also benefiting from a single built in wardrobe

The stylish shower room comprises a double shower cubicle, floating sink unit, and wall-hung WC. Additional features include an Alexa-enabled mirror, towel radiator, useful storage cupboard, and airing cupboard.

Externally, the south-facing rear garden is a fantastic size, mainly laid to lawn with a pathway leading to the rear. Fenced boundaries provide privacy, while a patio area offers the perfect space for outdoor seating and entertaining.

Further benefits include a boiler and consumer unit installed in 2021.

Overall, this attractive and well-maintained home presents a fantastic opportunity to secure a family property in a sought-after village location.

IMPORTANT NOTE

Please note the rear garden image has been edited to show grass to the right-hand section of the garden as you look up at the garden from exiting the home. The land to right is currently soil.

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

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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.

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. Please note the floorplan is solely for layout purposes

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

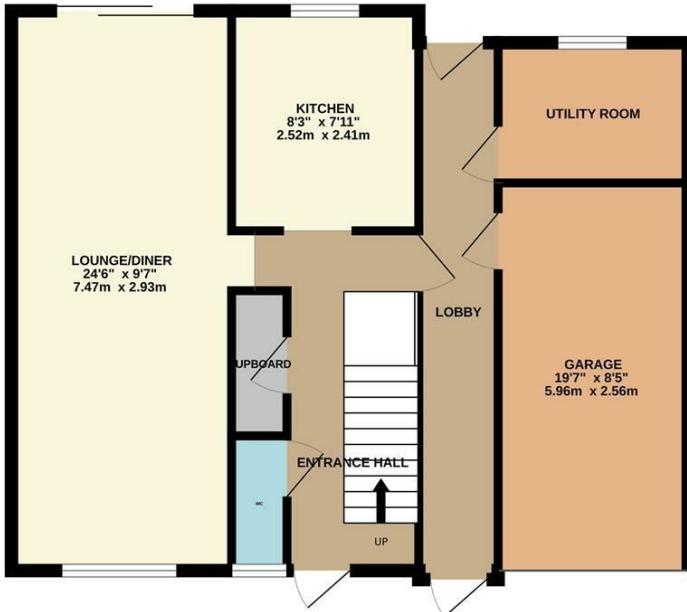
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Disclaimer

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.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



Directions

For sat nav purposes use the postcode DE12 6HE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	66	76
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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COUNCIL TAX

Band: B

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

