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**79 Woodville Road**  
**Swadlincote, Derbyshire DE11 7ET**  
**£535,000**

## 79 Woodville Road, Swadlincote, Derbyshire DE11 7ET

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring Woodville Road to the market. A beautifully presented and spacious detached family home located in the highly desirable village of Hartshorne. Offering versatile accommodation throughout, this impressive property features multiple reception rooms, a stunning open-plan kitchen/dining area, conservatory, large tandem garage, three/four bedrooms including a superb main bedroom with dressing room and en-suite & a family bathroom completing the accommodation. The exceptional rear garden provides the perfect family outdoor space with patio, raised lawn, decking, and a versatile garden cabin. Positioned in a sought-after village setting and set well back from the road, this property offers the ideal combination of privacy, space, and practicality for modern family living. EPC: E / TAX BAND: E CALL TODAY TO ARRANGE YOUR VIEWING

- Beautifully presented four double bedroom detached family home in the sought-after village of Hartshorne
- Second large reception room with fitted office space, perfect for home working
- Impressive conservatory
- Modern Family Bathroom
- Exceptional private rear garden with patio, lawn, decking & cabin
- Generous lounge with feature fireplace and double doors opening into the dining area
- Stunning open-plan kitchen/dining area
- Bedroom one with en-suite shower room and separate dressing room
- Large tandem garage with light, power, and doors provide access to both the front and rear
- EPC: E / TAX BAND: E



## Location

Set within the sought-after village of Hartshorne, this property enjoys a pleasant setting set well back from the road, The area itself offers a range of pubs, and well-regarded schools, making it particularly appealing for families. Nearby Ashby-de-la-Zouch or Swadlincote provides a wider selection of retail and leisure facilities, while excellent transport links give easy access to Burton upon Trent, Derby, and the A444 and A42 for commuting further afield. Surrounded by attractive countryside, the location also benefits from a variety of walking routes and outdoor spaces, combining rural charm with practical convenience.

## Overview

Situated on the ever-popular Woodville Road in the sought-after village of Hartshorne, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, perfect for modern family living.

Set well back from the road, the property enjoys an attractive walled frontage with a low-maintenance block paved driveway providing ample off-road parking, alongside the added benefit of an above average size tandem garage offering further secure parking & excellent storage space, being a fantastic feature of the home.

Upon entering, you are welcomed via a front entrance porch leading through an archway into the main hallway. From here, doors provide access to the spacious lounge and second reception room, while a further archway leads to the carpeted staircase and first-floor landing.

The generous lounge is positioned to the front of the property and benefits from wooden flooring, a stylish feature fireplace, TV point, and a large front-facing window allowing plenty of natural light. Double doors open seamlessly into the dining area, creating a wonderful flow for both everyday living and entertaining.

The second reception room is another excellent-sized space, also enjoying a front-facing window and wooden flooring. The current vendors have cleverly incorporated a fitted office area with useful wall-mounted storage units, making this an ideal home office, playroom, or additional sitting room.

A walkthrough from the second reception room leads to the inner hallway, where there is access to a useful understairs storage cupboard and a ground floor WC fitted with a low-level WC and pedestal wash hand basin with tiled splashbacks.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining area. Finished to a high specification, the kitchen features attractive black tiled flooring, traditional cottage cream wall and base units, complementary black granite worktops, a central kitchen island, and the added bonus of a built-in wine rack. Integrated appliances include a double oven, hob with extractor, dishwasher, and undermount sink, with further space and plumbing for additional appliances.

The dining area continues the stylish black tiled flooring and enjoys lovely views over the rear garden, with double doors opening back into the lounge for excellent versatility.

The conservatory is a truly standout feature of this home, offering a fantastic additional living space with black tiled flooring, dual aspect views over the rear garden, a high ceiling with two opening windows creating a bright and airy atmosphere, and sliding doors opening directly onto the patio—perfect for relaxing during the summer months. An internal door also provides direct access into the tandem garage, which benefits from light,

power, and access doors to both the front and rear gardens

To the first floor, the spacious landing is enhanced by a striking archway and high ceilings, creating a bright and welcoming space ideal for a statement light feature. Doors lead to all bedrooms and the family bathroom.

Bedroom One is an excellent-sized double bedroom positioned to the rear of the property, enjoying lovely views over the garden and distant fields. It benefits from fitted storage cupboard, ample space for freestanding furniture, and an en-suite shower room complete with shower cubicle with tiled splashbacks, concealed WC & wash hand basin, tiled splashbacks, tiled flooring, chrome towel radiator, and opaque side window.

A particular highlight of bedroom one is the separate dressing area, accessed via double doors and fitted with wardrobes running the width of the room offering fantastic storage options. This versatile room could easily be reinstated as a fourth double bedroom if desired, making the property highly adaptable for growing families.

Bedroom Two is another superb double room situated to the front of the property, offering fitted wardrobes and drawers, carpeted flooring, and excellent natural light with window overlooking the front aspect.

Bedroom Three is also located to the front and provides another well-proportioned bedroom with carpeted flooring, useful storage cupboard, and ample space for freestanding furniture, again overlooking the front elevation.

The family bathroom is fitted with a modern white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen, complemented by tiled splashbacks, chrome towel radiator, and opaque side window.

Outside, the rear garden is another exceptional feature of this wonderful home. Designed with families in mind, it offers a large block paved patio area ideal for outdoor entertaining, a raised lawn with established trees, hedged borders, and a raised pond creating a pleasant and private outdoor space. Towards the rear of the garden, steps lead up to a decked seating area with railings and a substantial cabin, ideal for use as a home gym, summerhouse, office, or hobby room depending on your needs.

Fully enclosed with fenced boundaries for privacy, this fantastic outdoor space perfectly complements the generous internal accommodation.

Overall, this outstanding detached family home offers spacious living, flexible accommodation, excellent outdoor space, and a highly desirable village location—making it a superb opportunity for families seeking their forever home in Hartshorne.

## 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 COMPETITIVE FIXED FEES.

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9.00 am - 5.00 pm Friday

9.00 am – 2.00 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, oil 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.

## 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.

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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.

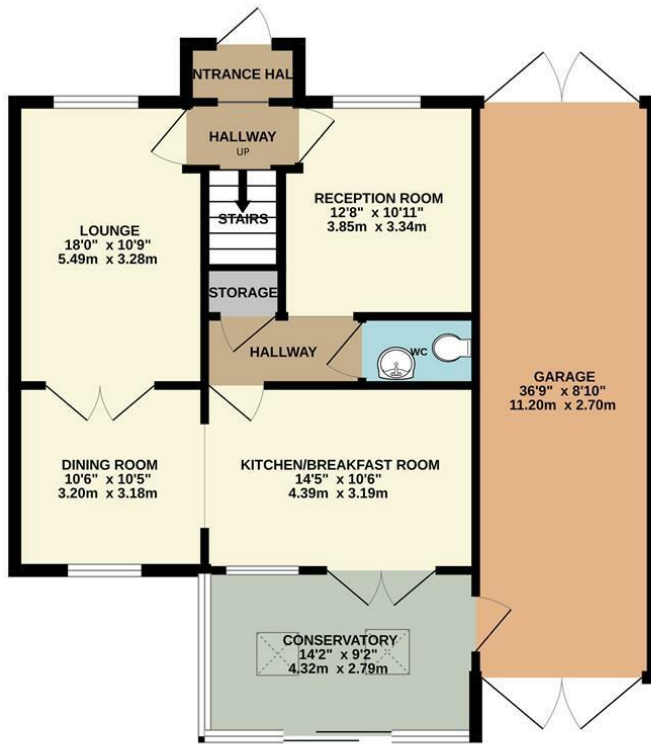




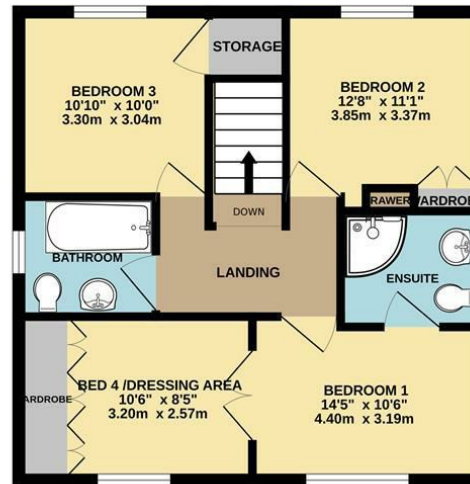
## Directions

For Sat Nav purposes use the postcode DE11 7ET

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.

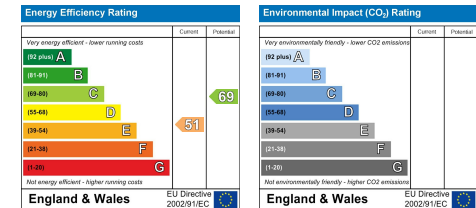


1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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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: E

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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