

1 Blueberry Way, Woodville, Swadlincote, DE11 7GX

£220,000



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

 lizmilsomproperties.co.uk

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This spacious and beautifully presented end town house is perfect for a growing family and is offered with no upward chain. Situated in a highly sought-after cul-de-sac, the property offers spacious accommodation set across three floors. Internally this home, features a generous lounge, a splendid kitchen/diner ideal for family living and entertaining, and three spacious double bedrooms, including a master with en suite shower room. Outside, there is off-road parking and a well-maintained rear garden. Located in a desirable quiet location with excellent access to local amenities, schools and transport links. Call to arrange your viewing!

Location

Positioned in a quiet cul-de-sac in Woodville, this home benefits from a good mix of amenities. The local High Street offers a range of shops, a post office, convenience stores, food takeaways, and a pharmacy. Healthcare is nearby, with Woodville Surgery approximately 230 yards away, and Swadlincote Dental Practice located on Blueberry Way itself & the wider Swadlincote area offers parks such as Eureka Park, Cadley Park, and other family-friendly outdoor areas. For families, this location is especially attractive. The nearest primary schools include Three Trees CofE Junior Academy (around 660 yards) and Three Trees Infant Academy — both within easy walking distance. For secondary education, Granville Academy lies just 570 yards away in Woodville. The nearest railway service is Burton-on-Trent, approximately 5 miles away. Bus links are more immediate: Woodville is served by hourly bus services to Burton, Ashby, and Leicester, with further connections via Swadlincote. Road connectivity is also favourable: the A511 provides direct access to Burton-upon-Trent and Ashby, and links to the wider strategic road network.

- Spacious three-storey end townhouse in a popular cul-de-sac location
- Open-plan kitchen/dining area with French doors to the rear garden
- Three double bedrooms including a superb master with an en suite shower room
- Block-paved driveway providing ample off-road parking
- Sought-after location close to schools, local amenities and transport links
- Generous lounge with bay window
- Ground floor guest WC
- Modern family bathroom with white three-piece suite
- Good-sized rear garden with patio & lawn area
- EPC: C / TAX BAND: C

Overview

Well presented throughout, this spacious end town house offers versatile living accommodation arranged over three floors — perfect for modern family life. The property occupies a great position on a quiet cul-de-sac and benefits from a block-paved driveway providing ample off-road parking, along with side access to the rear garden.

Upon entering, you are welcomed into a bright entrance hallway with stairs rising to the first floor. To the right sits the generous lounge, featuring a beautiful bay window that floods the room with natural light. This comfortable space also enjoys a feature fireplace, fitted carpet, central light fitting and radiator — creating a warm, inviting feel.

A door from the lounge leads through to the open-plan kitchen and dining area, which offers an excellent space. The kitchen is fitted with a range of white wall and base units complemented by granite-effect worktops, an integrated double oven, sink and drainer, and plumbing for further appliances. The adjoining dining area features French doors opening directly into the delightful rear garden, and the tiled flooring enhances the bright, contemporary finish. A guest WC with useful storage cupboard is also located just off the dining space.

Upstairs, the first floor offers two well-proportioned double bedrooms and the family bathroom. Bedroom Two spans the full width of the property, benefiting from fitted wardrobes and dual windows overlooking the rear garden. Bedroom Three is another spacious double, positioned to the front. The modern family bathroom is fitted with a white three-piece suite, including a panelled bath with shower over, low-level WC, and pedestal wash hand basin.

The second floor is dedicated to the impressive master bedroom, complete with fitted wardrobes and a private en suite shower room featuring a shower cubicle, low-level WC, wash hand basin, and a Velux window for natural light.

Outside, the rear garden is of a good size, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. There is ample space for outdoor furniture, a trampoline, and a garden shed, all enclosed by fenced boundaries for privacy.

This superb home combines generous proportions throughout, offering an excellent opportunity for families seeking a well-located, move-in ready property close to local amenities, schools, and transport links.

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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.

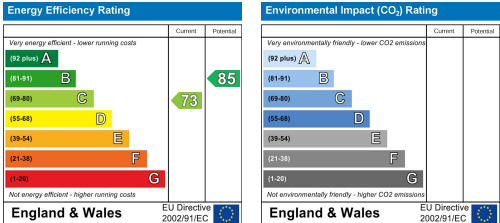
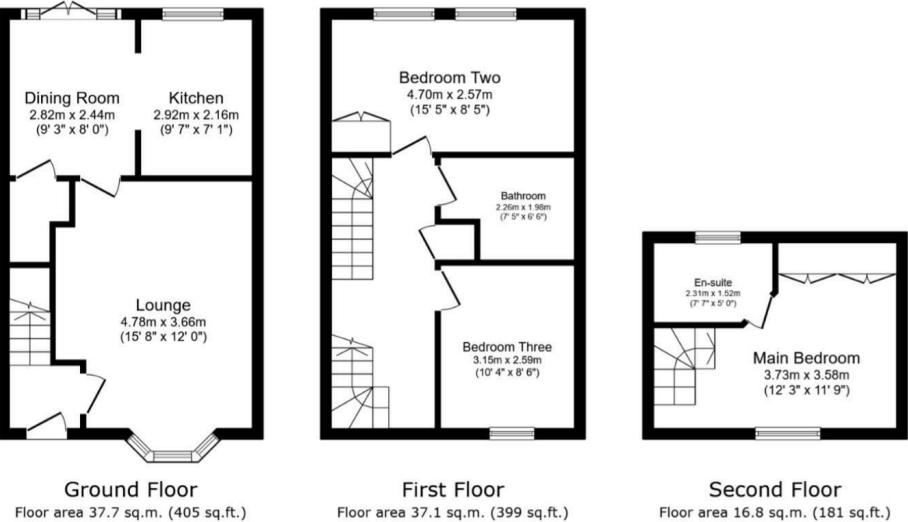
Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The

Directions
For Sat Nav purposes use the postcode DE11 7GX

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.

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.



COUNCIL TAX

Band: C

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



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