



33 Windmill Close
Woodville, Derbyshire DE11 8GE
£249,950

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**** LIZ MILSOM PROPERTIES **** this beautifully presented, upgraded and spacious, SEMI-DETACHED Family home. With a pleasant front outlook, driveway and OFF ROAD PARKING. Landscaped low maintenance rear garden. The accommodation comprises: Reception Hallway, newly fitted bespoke Kitchen/Diner, generous rear Lounge with French doors opening onto the rear garden and a guest WC. On the first floor, there are two Bedrooms (one double and one single) and the Family Bathroom with an over bath shower. To the top floor there is a lovely Master Bedroom with a walk in wardrobe and En-suite Shower Room. The property has gas central heating and double glazing. If you would like view this home, please give the Office a call. EPC Rating "B"/Council Tax Band "C" - HURRY TO VIEW

- Splendid 3 STOREY SEMI
- Separate Spacious Lounge
- Envious location - Catchment Ashby schools
- Modern Family Bathroom
- GARAGE & Off Road Parking
- Fabulous Dining Kitchen
- Master with Ensuite & walk-in wardrobe
- 2 further bedrooms. Well presented.
- Stunning Rear Garden



Location

First class location! Woodville has schools for all age groups, shops and facilities catering for all everyday basic needs including a doctors surgery, chemist, hairdressers, newsagents, eateries, a Post Office and traditional family pubs. It has good access to Swadlincote, Burton and Ashby town centres via foot, cycling, driving or public transport links. It is particularly well placed for those who need to commute, having excellent road links to the towns of Burton upon Trent, Tamworth, Leicester and Derby. The M42 and A38 are also easily accessible which provides links to the major cities of Birmingham and Nottingham. Both East Midlands and Birmingham airports are easily accessible.

The Well Presented Accommodation

Reception Hallway

A newly fitted composite front door provides access to the Reception Hall, which has stairs leading off to the first floor and a door to the splendid Kitchen/Diner.

Splendid Kitchen Diner

18'0 x 9'5 (5.49m x 2.87m)
Having been recently up-graded by the current Vendors, this room has an air of sophistication mixed with a modern take. The Kitchen area has an extensive range of cream high gloss matching wall and floor mounted unit. Integrated appliances included in the sale is; washing machine, dishwasher, fridge freezer, double oven, gas hob and extractor with concealed lighting, high gloss flooring flowing through to the Dining Area and ground floor WC. To the Diner Area there is a radiator, porcelain tiled flooring and bespoke corner table - this could be purchased via separate negotiation.

Guest Cloaks /WC

Having two piece suite comprising of low level WC and pedestal wash hand basin. Attractive tiling to walls and floor.

Spacious Lounge

12'9 x 12'9 (3.89m x 3.89m)
WHAT A ROOM!!!! This spacious room offers a perfect blend of functionality and style, with ample floor space that allows for versatile furniture arrangements. The large French doors, complemented by side window casements, flood the room with natural light, creating a bright and welcoming atmosphere. These doors lead out to the rear garden, bringing the outdoors in and offering a serene view. A standout feature of the room is the media wall, designed with inset areas that provide the ideal spots for displaying pots, ornaments, or other personal touches, adding a warm and personalized feel to the space. It's the perfect setting for relaxation, entertainment, and enjoying the beauty of your surroundings.

First Floor Landing

First floor DOUBLE Bedroom Two

12'4 x 12'9 (3.76m x 3.89m)
This generously sized double bedroom, situated at the rear of the property, offers a tranquil retreat with plenty of natural light pouring in through a large window. The room feels bright and airy, providing an abundance of floor space. Having triple fitted wardrobes with inset partial mirrored doors and finished with a cosy fitted carpet, the space exudes warmth and comfort, making it an ideal setting for relaxation and restful nights.

Bedroom Three

10'7 x 5'9 (3.23m x 1.75m)
This charming single bedroom offers a fantastic view of the National Forest woodland at the front of the property, creating a peaceful and picturesque setting. The large window allows natural light to fill the room, while the fitted carpet adds a touch of warmth and comfort, making it a versatile and inviting space for various needs.

First Floor Family Bathroom

The family bathroom features a modern three-piece suite, including a white panelled bath, wash hand basin, and W/C. The space is enhanced by attractive part-tiled walls that add a sleek, contemporary touch. A large wall mirror helps to brighten the room, while the tile-effect flooring offers both style and practicality. An extractor fan is also included for added convenience and ventilation, ensuring the bathroom remains fresh and comfortable.

Stairs leading to the 2nd floor and landing

Master Bedroom with bonus of walk-in Wardrobe.

13'3 x 12'9 (4.04m x 3.89m)
This fabulous room is truly a standout, featuring a dormer-style window that frames stunning views of the front elevation and beyond. A real bonus is the walk-in wardrobe, offering ample storage space for all your belongings, while also leading into the en-suite shower room. The room is finished with stylish wall lighting and a fitted carpet throughout, creating a cozy and welcoming atmosphere. The sense of space is enhanced by the well-designed layout, which seamlessly flows into the en-suite, where natural light and a modern design continue the feeling of openness and comfort.

En-Suite Shower Room

This private and spacious en-suite offers a luxurious and functional design, featuring a double mains-powered shower, hand wash basin, and low-level W/C. The tiled splash-backs add a stylish touch, while the extractor fan ensures the space stays fresh and well-ventilated. A Velux window allows an abundance of natural light to flood the room, creating a bright and airy atmosphere. The tiled floor complements the modern aesthetic, making this en-suite a comfortable and elegant retreat.

Outside - Front

The property is ideally situated in a peaceful location, set back behind a fenced driveway that offers privacy and overlooks the breath-taking views of the National Forest Woodland. At the front, you'll find a low-maintenance fore-garden that complements the natural surroundings with side access pathway leading to the rear garden. The main entrance, positioned at the front of the house, is sheltered by a charming canopied porch, which leads directly into the welcoming Reception Hall, setting the tone for the rest of the home.

Outside - Private rear garden

At the rear of the property, you'll find a fantastic, easy-to-maintain garden that offers the perfect space for relaxation and outdoor activities. The patio area is ideal for entertaining, providing a great spot for gatherings or simply enjoying the outdoors. From the patio, steps lead down to an astro-turf lawned area, bordered by panelled fenced boundaries that ensure privacy and create a peaceful atmosphere. It's a lovely space that combines both functionality and beauty. Included in the sale if the Summer House which has light and power with worksurface space and is currently utilised as an overspill Utility Area by the current Vendors.

Separate Garage & Off Road Parking

The property also boasts the convenience of a single garage with an up-and-over door, positioned slightly off-set from the main house. In addition, there's off-road parking available, providing extra convenience and ensuring that parking is never a hassle. This combination of garage space and off-road parking adds to the property's practicality, offering ample room for vehicles and storage.

AGENTS NOTE:

This property offers a spacious and private living space with stunning views of the National Forest Woodland. The front features a low-maintenance fore-garden, tandem driveway with parking for two cars, and a canopied porch leading to the Reception Hall. Inside, the home includes

generous rooms such as a bright double bedroom, adaptable single bedroom, and a stylish family bathroom. The impressive main bedroom has a walk-in wardrobe and en-suite, while the private en-suite features a double shower and Velux window. The rear garden is easy to maintain, with a patio area perfect for entertaining and a lawn bordered by panelled fencing. Additionally, the property includes a single garage with up-and-over door, slightly offset from the house, and off-road parking for extra convenience - NOT TO BE MISSED.....

Viewing Strictly Through Liz Milsom Properties

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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.

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.

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.

Tenure

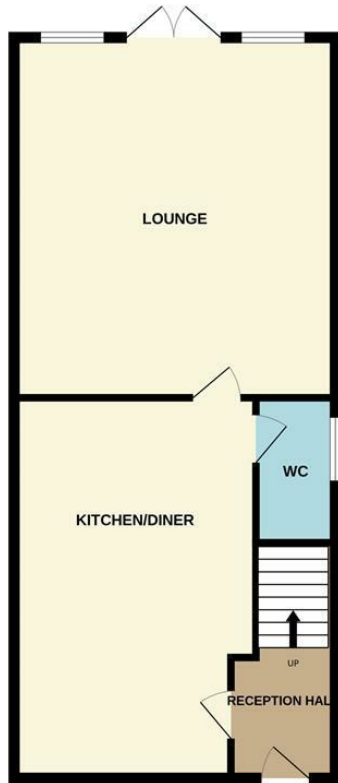
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



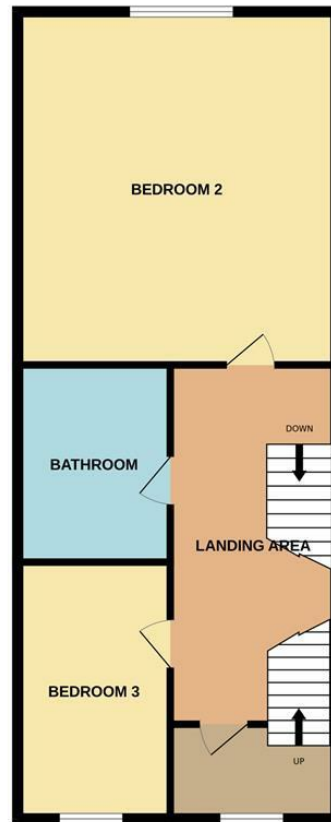
Directions

For SatNav purposes follow DE11 8GE

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.

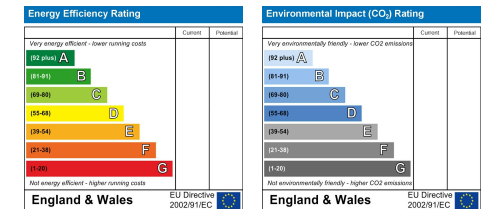


2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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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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