



The logo for Liz Milsom Properties, featuring a red house icon above the text "lizmilsom" in a bold, sans-serif font, with "properties" in a smaller, red, lowercase font below it.

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2 Nightingale Drive
Woodville, Derbyshire DE11 7QQ
£265,000

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***** Liz Milsom Properties ***** are delighted to present this beautifully maintained and generously proportioned three-bedroom detached family home, superbly positioned on a substantial corner plot within a highly sought-after estate in Woodville. Offering excellent off-road parking, a detached garage and versatile living accommodation throughout, this attractive home is perfectly suited to growing families and first-time buyers alike. With a modern fitted kitchen, separate dining room, spacious lounge, impressive ground floor shower/utility room and a well-sized enclosed rear garden, the property combines comfort and practicality in equal measure. Ideally located within walking distance of well-regarded schools, nurseries, parks and local amenities, and with easy access to Swadlincote town centre and major road links, early viewing is strongly recommended to fully appreciate all that this fantastic home has to offer.

- Generous corner plot position in a popular Woodville setting with extensive off-road parking
- Separate dining room with sliding doors to the rear garden
- Large and versatile ground floor shower room and utility area with underfloor heating
- Attractive, low-maintenance enclosed rear garden with multiple seating areas
- Excellent family location within walking distance of schools
- Modern fitted kitchen with integrated appliances
- Spacious front lounge with feature bow window and gas fire
- Three well-proportioned bedrooms including two doubles, fitted wardrobes to bedroom one
- Additional secure gated driveway & Detached single garage with light & power
- EPC: C / TAX BAND: C



Location

Pleasantly situated on a corner plot in a popular established estate, This extended three-bedroom detached home occupies a quiet setting, ideal for families seeking a quiet yet convenient location. The property is within easy reach of a range of everyday amenities in Woodville, including local shops, schools and healthcare facilities, while more comprehensive shopping and leisure options can be found in nearby Swadlincote, approximately 2 miles away. Excellent road links via the A511 provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch and Derby, making the location particularly attractive for commuters. The surrounding area also offers a selection of parks and countryside walks, combining modern living with easy access to open green spaces ideal for families and first time buyers alike.

Overview

Situated on a generous corner plot within a popular setting in Woodville, this beautifully presented extended three-bedroom detached family home offers spacious and versatile accommodation, excellent parking options and a well-maintained rear garden, making it an ideal purchase for families and first-time buyers alike.

To the front, the property benefits from a long driveway providing ample off-road parking, alongside a substantial lawned area with mature hedge borders creating an attractive frontage. Secure timber gates open through to a further driveway and a detached single garage, which benefits from light, power and an up-and-over door, offering excellent additional parking or storage potential.

The property is entered via a side entrance door leading into a welcoming entrance hall, which features a useful understairs storage cupboard. An archway opens into the modern fitted kitchen, which is well appointed with an excellent range of white wall and floor mounted units complemented by work surfaces. An inset stainless steel drainer sink with mixer tap sits beneath a window enjoying pleasant views over the garden. Further features include tiled splashbacks, a four-ring electric hob with extractor over, integrated oven and combination microwave, integrated dishwasher, additional appliance space and tiled flooring. An archway leads through to the separate dining room.

The dining room provides a bright and versatile space with carpeted flooring, and sliding patio doors opening out to the rear garden, allowing for plenty of natural light. Doors from here lead to a useful ground floor shower/utility room and the spacious lounge, while stairs rise to the first floor.

The ground floor utility and shower room is a particularly generous and well-equipped space, fully tiled and thoughtfully arranged. It comprises a double-width fully tiled shower cubicle with screen, wash hand basin and low-level WC, enhanced by the added luxury of underfloor heating. To the opposite wall is a practical laundry area offering ample work surface space, room for a larger fridge and freezer, plumbing for an automatic washing machine and dryer if required, and a large storage cupboard ideal for laundry provisions. Dual aspect windows to the front and side provide good natural light.

The spacious lounge is located to the front of the property and offers a comfortable space to relax, featuring fitted carpet, a contemporary style fireplace with fitted gas fire, and a feature large bow window overlooking the front aspect.

To the first floor, the landing provides access to a large loft via drop-down ladder (part boarded with light), an airing cupboard, and doors to all

bedrooms and the refurbished family bathroom. Bedroom One is a generous double located to the rear of the property, benefiting from fitted wardrobes and drawers, with a window overlooking the delightful rear garden. Bedroom Two is another well-proportioned double positioned to the front, with fitted carpet, radiator and ample space for freestanding furniture. Bedroom Three is a good-sized single room to the front, offering versatile potential as a child's bedroom or home office.

The family bathroom completes the accommodation and is fitted with a modern white three-piece suite comprising a panelled bath with electric shower and screen over, closed closet wash hand basin and low-level WC. The room also benefits from attractive wall tiling, tiled flooring, heated towel rail and a frosted glass window to the rear elevation.

Externally, the rear garden is a particularly good size and has been designed with ease of maintenance in mind. A block-paved patio provides an ideal space for outdoor seating and summer entertaining, with steps leading up to a further slabbed seating area and then to a lawned section with established shrubs and pleasant borders. Walled and fenced boundaries provide privacy, and a secure side gate gives access back to the front garden.

Overall, this home offers attractive spacious accommodation in a family-friendly setting, within walking distance of primary and secondary schools as well as nurseries. Excellent parks and leisure facilities are nearby, along with Swadlincote town centre and superb road links, making this a fantastic opportunity for those seeking a well-located family home with excellent parking options.

The well appointed accommodation:

Side Reception Hall

Spacious Lounge

15'9 x 11'3 (4.80m x 3.43m)

Separate Dining Room

13'3 x 7'10 (4.04m x 2.39m)

Splendid fitted Kitchen

8'8 x 7'2 (2.64m x 2.18m)

Extended ground floor Shower Room/Utility

10'9 x 8'3 (3.28m x 2.51m)

Bedroom One

10'4 x 9'4 excluding wardrobes (3.15m x 2.84m excluding wardrobes)

Bedroom Two

11'2 x 8'0 (3.40m x 2.44m)

Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)

Family Bathroom

7'4 x 5'10 (2.24m x 1.78m)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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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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

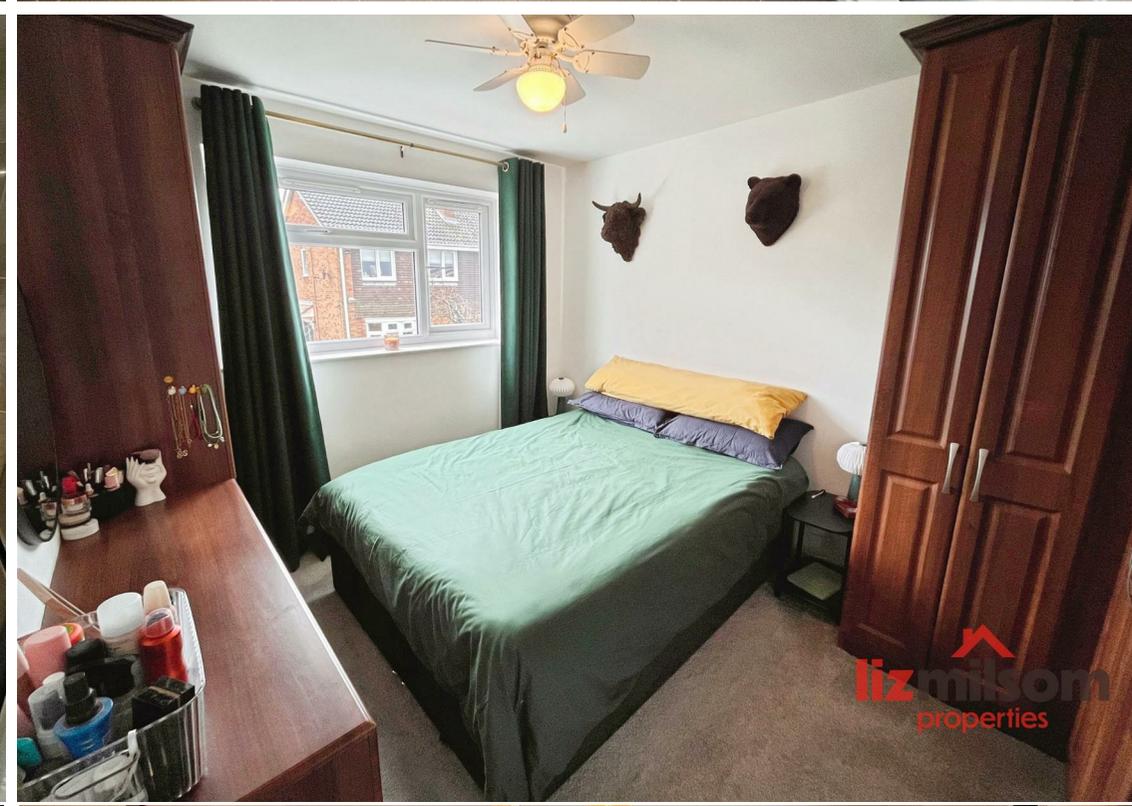
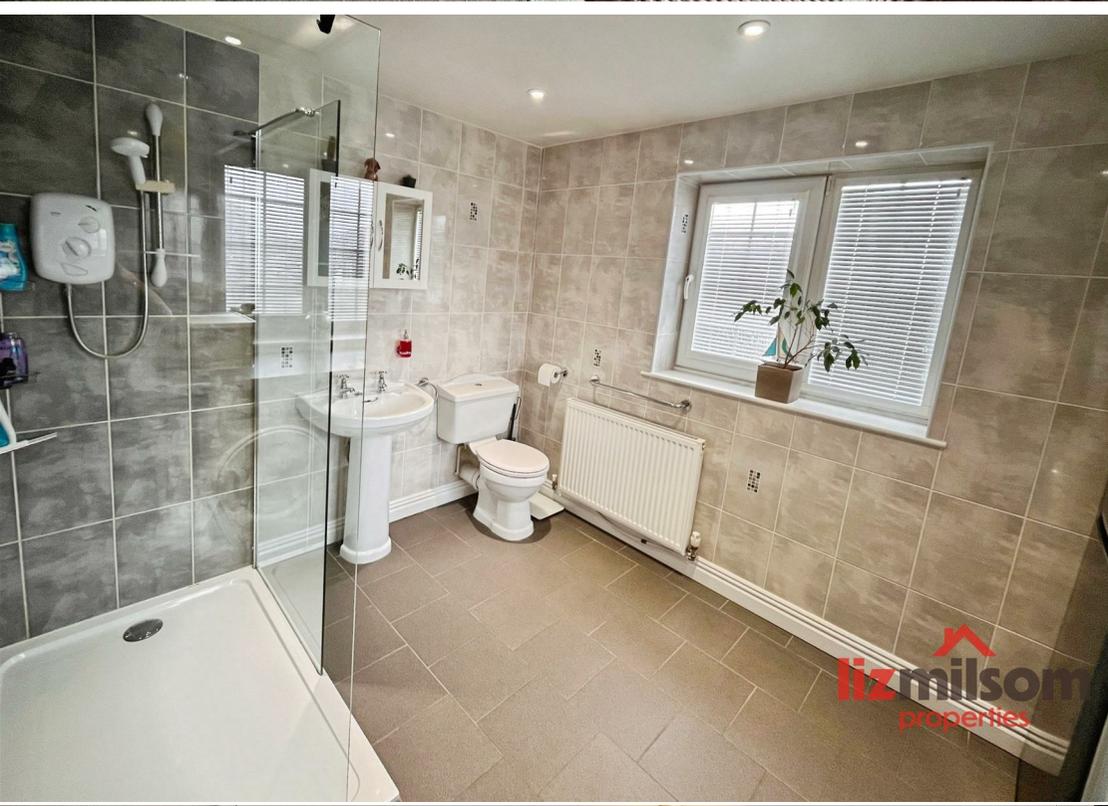
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.

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.

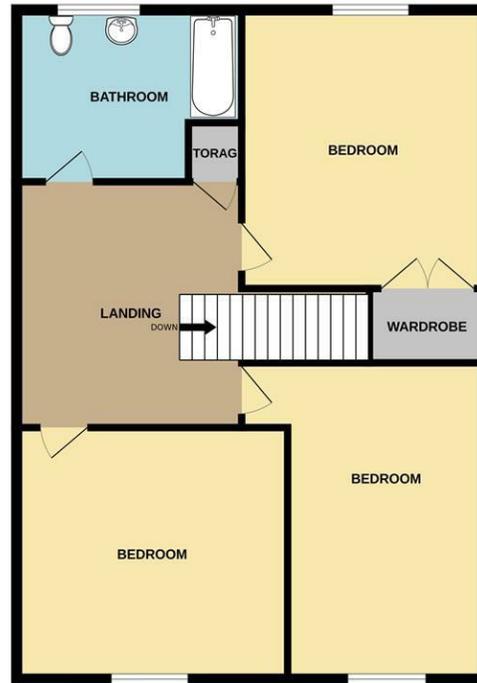




GROUND FLOOR



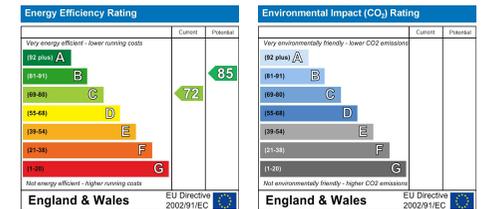
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

The property is best approached by traveling from our office in Dinmore Grange, Hartshorne, turn right onto the A514 proceed for a distance, turning left right into Falcon Way, follow the road round and the subject property is located on the corner of Nightingale Drive and Falcon Way situated directly ahead and clearly denoted by our red distinctive 'For Sale' board. For SAT NAV purposes use DE11 7QQ



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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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.

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