Butterfly Gardens, Woodville

Swadlincote, Derbyshire, DE11 8FQ

£166,000

NEWTONFALLOWELL

Super Starter Home - National Forest Views! This three bedroom end town house offers modern style, well presented accommodation that also includes a breakfast kitchen, lounge diner, guest cloakroom and bathroom. There's also an enclosed garden with patio and drive and garage. Conveniently located for amenities and commuter routes - hurry to view! CALL NEWTON FALLOWELL 01283 217772

Location
Situated on the Treetops development at Woodville, in South Derbyshire, the property is well placed for access to a wide range of amenities in the nearby market towns of Swadlincote and Ashby de la Zouch. It is also ideally placed for the National Forest and range of leisure activities, in addition to having good access to the motorway network.

Room Sizes

Kitchen
10'11" x 7'4" (3.33 x 2.25)

Lounge Diner
14'4" x 14'3" (4.39 x 4.35)

Bedroom One
13'6" x 7'10" (4.13 x 2.39)

Bedroom Two
11'10" x 7'10" (3.61 x 2.39)

Bedroom Three
9'0" x 6'2" (2.76 x 1.89)

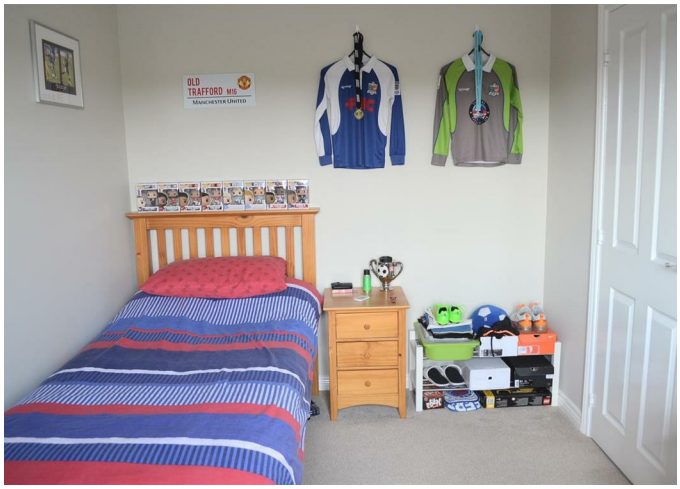
Overview - Ground Floor
A modern end townhouse, this property has UPVC double glazing and gas central heating throughout. To the front there's a canopied porch and a door to the entrance hallway with a guest cloakroom, stairs to the first floor and doors to the ground floor rooms. To the front of the property is the breakfast kitchen, with a good range of wall and base units, built in gas hob and electric oven with extractor overhead, integrated fridge freezer and further appliance spaces. To the end of the hall a door leads into the generously sized lounge / diner, with French doors that lead off to the rear garden along with an under stairs storage cupboard.

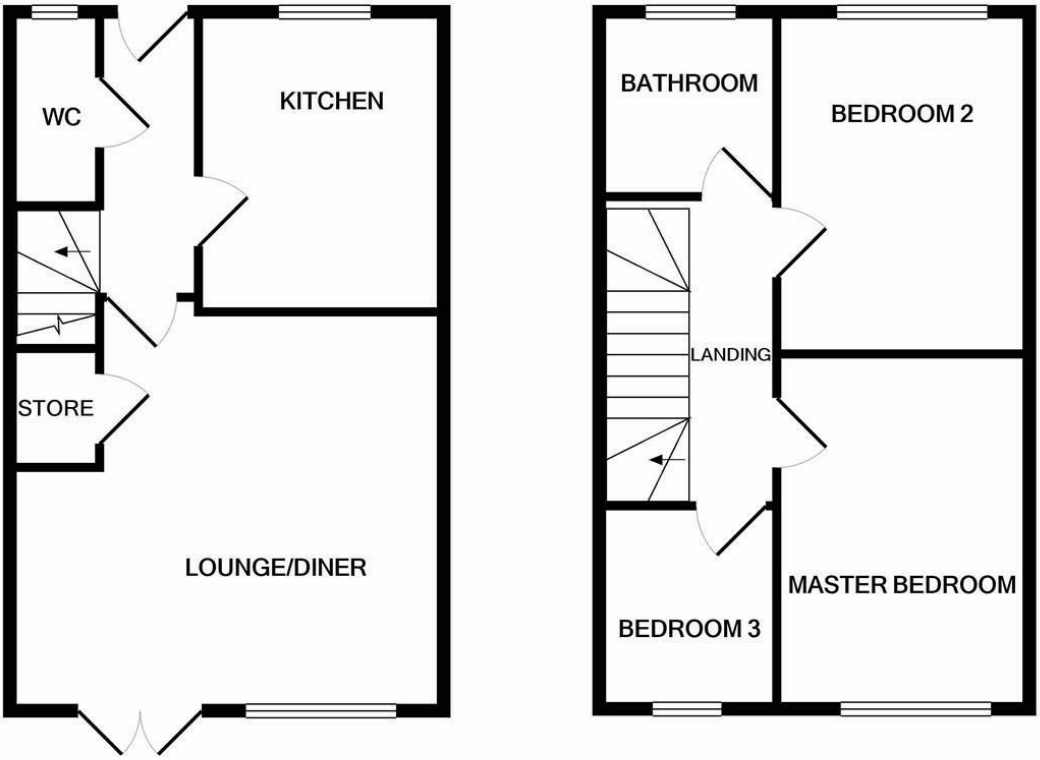
Overview - First Floor
To the first floor, the master bedroom is a double located to the rear, with fitted wardrobes. Bedroom two is also a double, located to the front with views to National Forest woodland, Bedroom three, a single, overlooks the rear garden. The bathroom completes the accommodation and has a bath with shower overhead, a wash basin and WC.

Outside
To the front the property has a planted fore garden and has views over National Forest woodland. There's a path to the side providing access via a gate to the enclosed rear garden with patio and lawn. The path also provides access to the parking and garage - located in a block to the rear.

Points to Note

SERVICES: Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell 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. TENURE: Freehold - with vacant possession on completion. Newton Fallowell 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.





GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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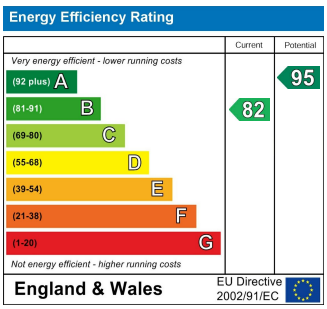

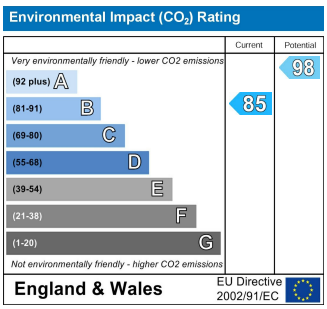

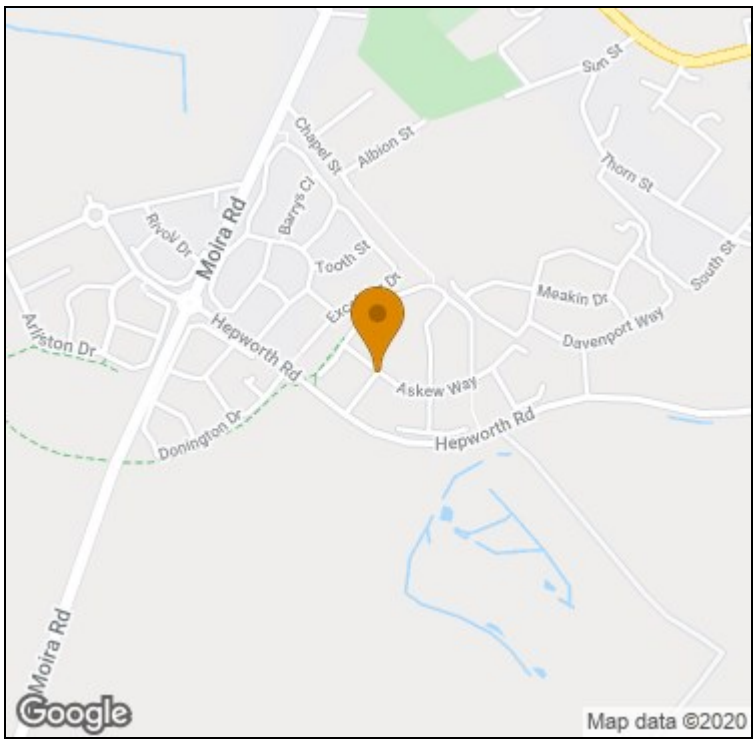

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