



25 Falcon Way

Woodville | DE11 7QS | Asking Price Guide Price of £210,000 - £220,000

ROYSTON  
& LUND



- Asking Price £199,950
- Living Room with Fireplace and Bay Window
- Conservatory
- Bathroom
- EPC Rating - C
- Three Bed Semi-Detached
- Kitchen with Connecting Utility
- Integral Garage
- Low Maintenance Garden
- Freehold / Council Tax Band - B







A Three Bedroom Semi- Detached Home Perfect in the Village of Woodville, within walking distance to amenities.

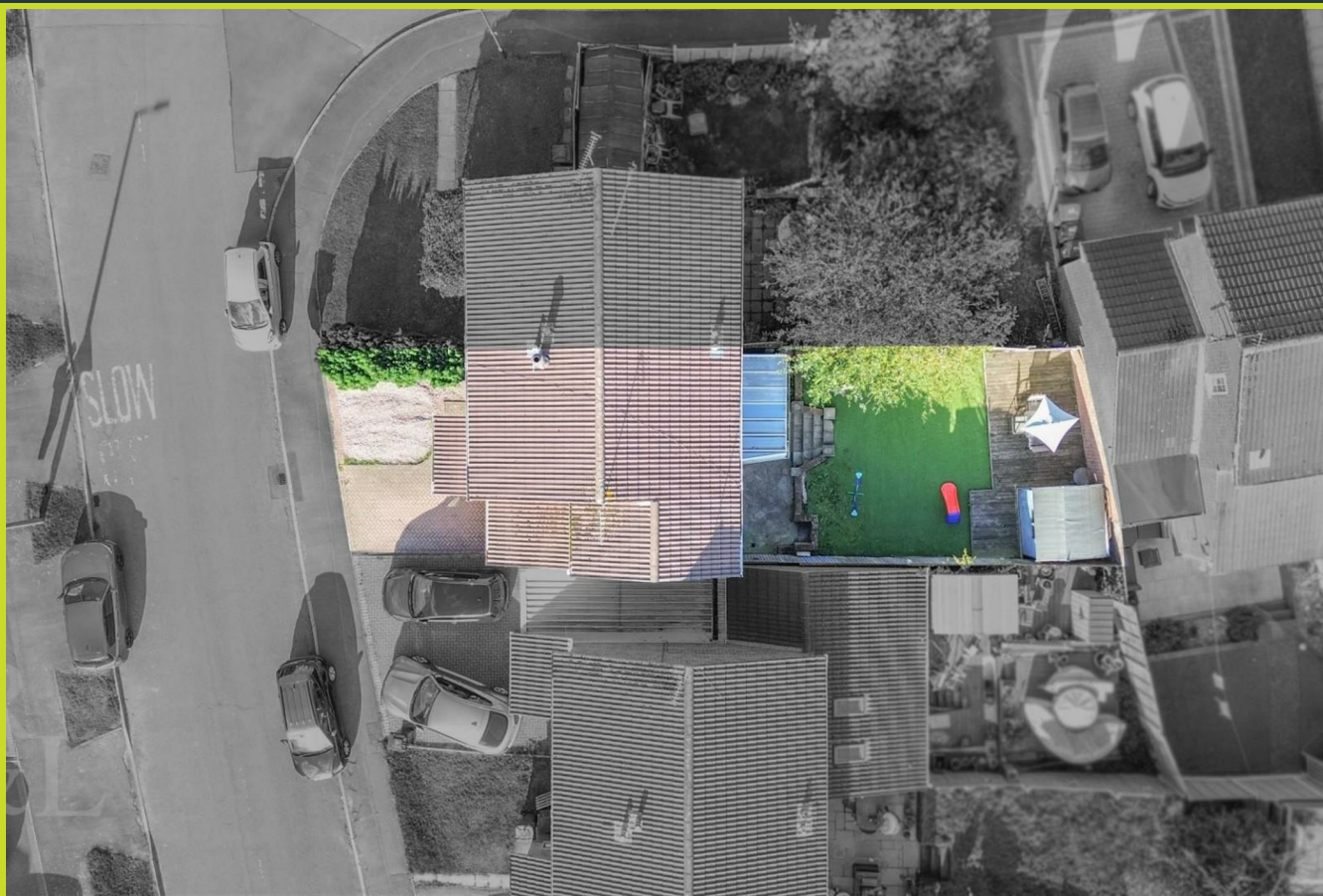
On the ground floor, the spacious living room is a welcoming hub of the home, featuring a fireplace and a bright bay window. From here, the room flows seamlessly into the kitchen, complete with an integrated gas hob and oven.

A useful utility area provides extra space for appliances and direct access to the garage. To the rear, a conservatory overlooks the garden, offering an additional spot for relaxing or entertaining.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom fitted with a shower over the bath.

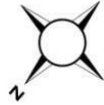
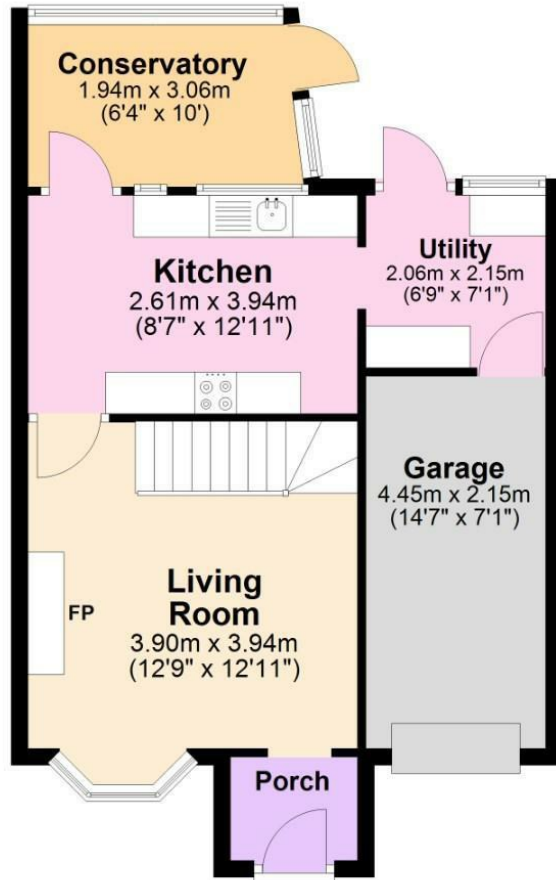
The rear garden has been thoughtfully designed for low maintenance, with astro turf, a slabbed patio, and a decking area ideal for outdoor dining. To the front, there is off-road parking for one vehicle.

Families are well served by Three Trees Infant Academy, Three Trees CofE Junior Academy, and secondary options such as Granville Academy and The Pingle Academy in nearby Swadlincote. The village also offers a doctors' surgery and local services, while Swadlincote provides larger supermarkets, leisure facilities, parks and cultural attractions. Good road links via the A511 and local bus services connect the area to surrounding towns, making it practical for both families and commuters.



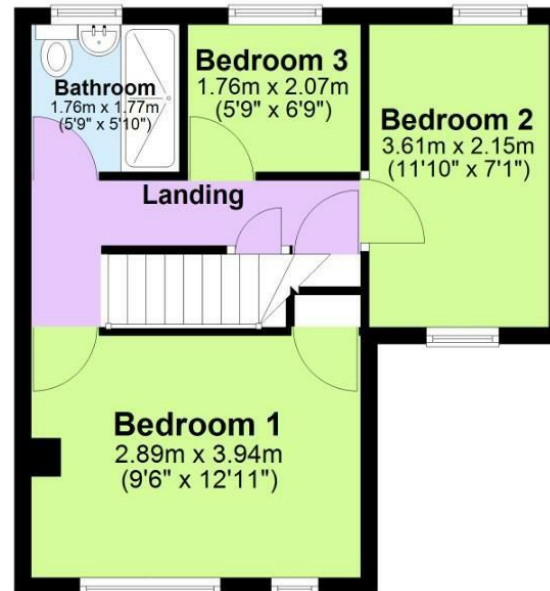
## Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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