



10 Partridge Drive

Woodville | DE11 7QW | Guide Price £180,000 - £190,000

**ROYSTON
& LUND**

- Guide Price £180,000 - £190,000
- Kitchen with Hob/Oven
- Welcoming Bathroom
- Integral Garage
- EPC Rating - C
- Two Bedroom Detached
- Cosy Living Room
- Well Maintained Garden
- Off-Road Parking
- Council Tax Band - A // Freehold





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This two-bedroom semi-detached home with integral garage offers a perfect balance of modern comfort and inviting living spaces.

The kitchen is fitted with an electric hob and oven, flowing seamlessly into the living room, where French doors open onto the garden, creating a bright and airy feel.

Upstairs, you'll find two well-portioned bedrooms, each benefiting from integrated storage, as well as one bedroom with fitted wardrobes, along with a stylish family bathroom featuring a shower over bath, and light-up mirror.

The rear garden is beautifully landscaped with a combination of neat lawn, sleeper borders, mature planting, and slabbed areas that extend to the bottom, where a pergola provides the ideal spot for lounging or relaxing.

To the front, the home boasts an integral garage and parking for two vehicles, with the property tucked away in a private corner, further enhanced by the natural screening of a mature conifer tree.

The property is well placed for road travel. It sits just off the A511, which runs through Woodville and links quickly to Swadlincote town centre in one direction and to Ashby-de-la-Zouch in the other.

A short drive west connects to the A514, which heads north towards Derby and south towards Burton-on-Trent. Schools such as Three Trees Infant and Junior Academies and Granville Academy are nearby.

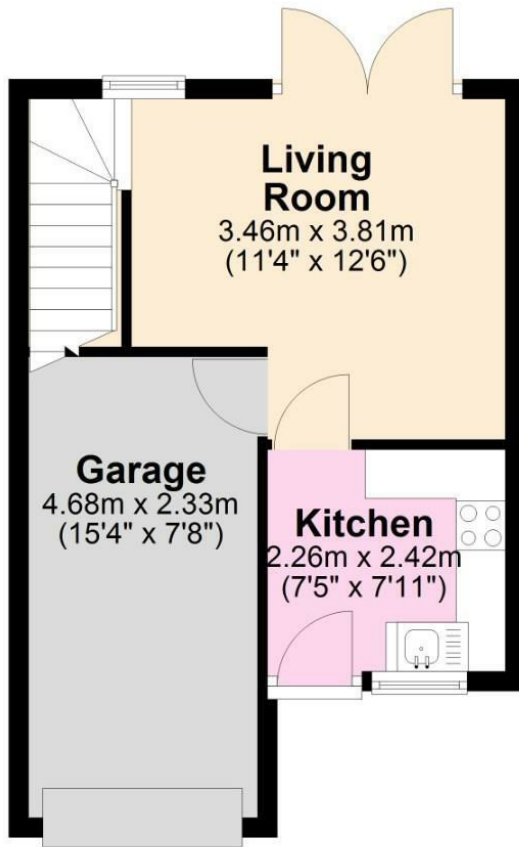
For healthcare, Woodville Surgery on Burton Road is the main local GP practice serving the community. A short distance away in Newhall there is also Newhall Surgery. For dental care, Swadlincote Dental Practice on Blueberry Way offers NHS and private treatments





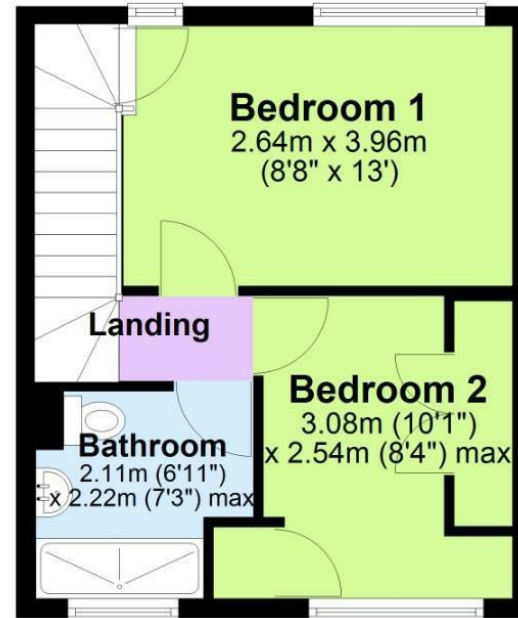
Ground Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.9 sq. feet)

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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