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&L

5 Harebell Close

Woodville | DE11 7GZ | Guide Price £400,000

ROYSTON
& LUND

- Guide Price: £400,000 - £410,000
- Spacious living Room & Dining Room
- Principle Bedroom with En-Suite
- Ample Driveway Space & Double Garage
- Council Tax: D // EPC: TBC
- Four Bedroom Family Home
- Beautifully Landscaped Garden with Brick Built Pizza Oven
- Utility Room & Ground Floor WC
- Close to Numerous Amenities
- Freehold





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Royston & Lund are delighted to present this spacious and beautifully presented four-bedroom detached family home, situated in a popular residential location within Woodville, Swadlincote. Boasting generous accommodation throughout, a double garage, ample off-road parking and a superb recently landscaped rear garden, this property is perfectly suited to modern family living.

The property offers a substantial driveway with off-road parking for multiple vehicles, alongside access to the double garage. Upon entering, via an internal porch, you are welcomed into an entrance hallway which leads through to the main living accommodation. The spacious living room provides a comfortable setting for relaxing and entertaining, while the separate dining room offers an excellent space for family meals and special occasions. To the rear of the property is a bright conservatory overlooking the garden, creating an additional reception area that can be enjoyed throughout the year. The well-appointed kitchen offers ample storage and workspace, complemented by a separate utility room and a convenient ground floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The generous principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished to a high standard.

Outside, the enclosed rear garden has been thoughtfully landscaped to create an impressive outdoor living space. Featuring multiple tiered lawn areas, contemporary patio seating spaces and a pergola-covered entertaining area, the garden is ideal for outdoor dining, social gatherings and family enjoyment. A particular highlight is the impressive brick-built pizza oven, providing a fantastic focal point for entertaining guests throughout the warmer months.





EPC

Energy Efficiency Rating

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

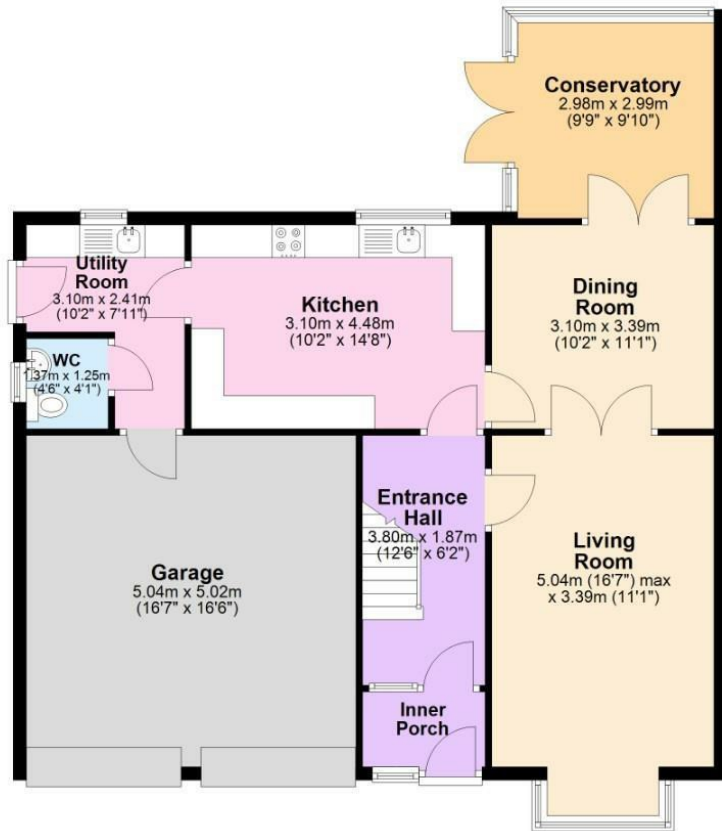
England & Wales EU Directive 2002/91/EC

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

Ground Floor
Approx. 96.3 sq. metres (1036.1 sq. feet)



First Floor
Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 156.6 sq. metres (1685.8 sq. feet)

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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