



6 Wedgewood Way

Woodville | DE11 7GA | Guide Price £260,000

ROYSTON
& LUND

- Guide Price of £260,000 to £270,000
- Principal Bedroom with En-suite
- Kitchen/Diner Including Walk-in Bay Window
- Ground Floor WC
- EPC Rating - C
- Three Bedroom Detached - Corner Plot
- Ample Size Living Room
- Large South-Facing Garden
- Detached Garage and Off-Road Parking
- Council Tax Band - C / Freehold





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This attractive three-bedroom detached home enjoys a desirable corner-plot position and presents a blend of modern comfort and practical family living. With a south-west-facing garden, a detached garage with parking, and a principal bedroom with en-suite, the property offers several standout features that set it apart.

The living room is spacious, providing a comfortable and flexible setting for everyday use. Moving through to the rear, the kitchen and dining area feature neutral cabinetry, coordinated worktops, floor tiling, and integrated appliances including an oven and four-ring gas hob. A charming walk-in box bay window adds extra light and character to the space. Useful understairs storage and a WC completes the ground floor.

Ascending the half-turn staircase, you'll find three bedrooms, with the principal bedroom enjoying its own en-suite shower room and integrated wardrobe space. A centrally positioned bathroom serves the remaining rooms and completes this level.

The garden is a generous size, benefiting from a large patio area, lawn, and convenient side access. Tall brick walls form the boundary, enhancing both privacy and the sense of space.

This property offers a good range of everyday amenities. Woodville High Street provides a convenience store, pharmacy, food outlets, and a nearby 24-hour petrol station. Local healthcare is available through Woodville Surgery, and families benefit from nearby schooling options including Woodville's infant and junior schools, Granville Academy for secondary education, and local nursery provision. The village also offers recreation grounds and green spaces, with wider leisure facilities found in Swadlincote. Transport links include regular bus services and easy road access via the A511 and A514.





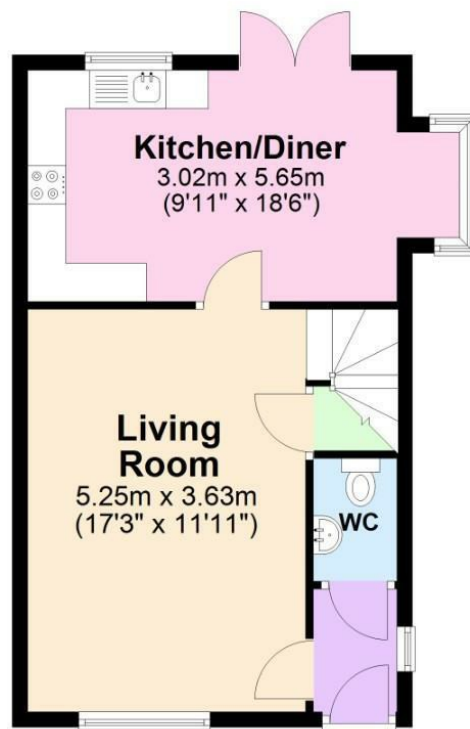
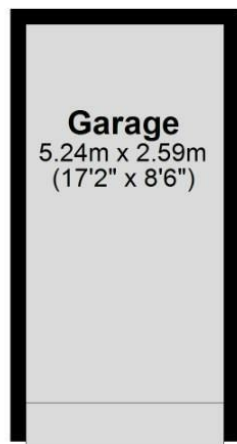
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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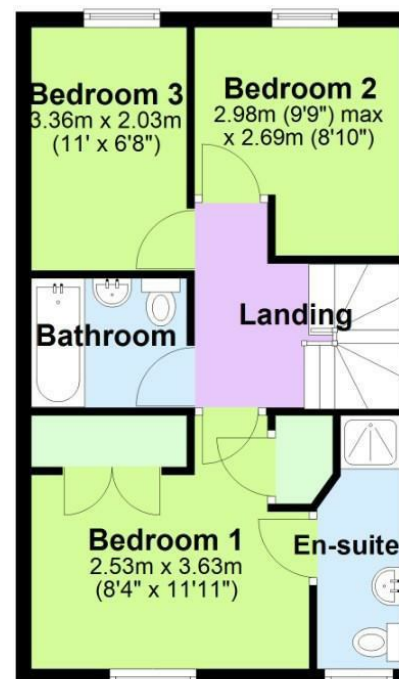
Ground Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 sq. feet)

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