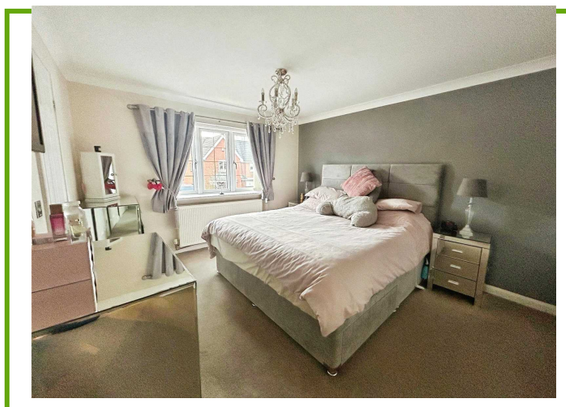
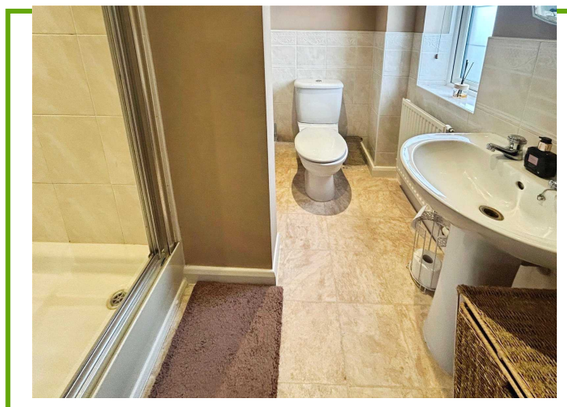
















Blueberry Way, Woodville,
Swadlincote, Derbyshire, DE11

**Offers Over: £335,000**

**Tenure: Freehold**

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# Blueberry Way, Woodville, Swadlincote, Derbyshire, DE11

**Offers Over: £335,000 Tenure: Freehold**

Council Tax Band: D
EPC Rating: C
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented detached FOUR-bedroom family home for sale in Woodville, Swadlincote, featuring an open-plan kitchen/diner, separate lounge, main bedroom with en-suite, ample parking with garage, an insulated garden pod, and convenient access to local amenities, schools, transport links and nearby countryside.

**Description**
This detached FOUR -bedroom house is offered **for sale** in Woodville, Swadlincote, and is presented in good condition throughout.

The property features an open-plan kitchen with good natural light and a defined dining area, creating a practical space for everyday family life and entertaining. A separate reception room provides additional living space. The main bedroom is a double with en-suite shower room and built-in wardrobes, while three further double bedrooms are served by a family bathroom. The home also benefits from an EPC rating of C and council tax band D.

Externally, there is ample parking, a single garage with electric door, and a private garden. An insulated garden pod offers a versatile additional space suitable as a family room, home office or hobby room.

Woodville provides a range of local amenities including shops and services in nearby Swadlincote town centre. Families are well served by nearby schools in the area, making this property particularly suitable for family living. The location also offers access to walking and cycling routes, with green spaces and countryside paths within easy reach.

Public transport links connect Woodville to Swadlincote, Burton-upon-Trent and Ashby-de-la-Zouch, with bus services providing routes to further amenities, secondary schools and major supermarkets. For rail connections, Burton-upon-Trent station offers services to Birmingham, Derby and Nottingham, with typical journey times of around 25–35 minutes to the larger city centres. Road links via the A511 and A38 provide convenient driving access to the wider East Midlands.

**Entrance Hall**
14'3" x 6 (4.34m x 6)
A welcoming entrance hallway with stairs leading off to the first floor.

**Cloakroom/Wc**
Appointed with a low flush wc and a vanity wash unit.

**Utility Room**
7'3" x 5'5" (2.2m x 1.65m)
There is plumbing for a washing with some wall mounted cupboards for extra storage and a door which leads into the garage.

**Kitchen Area**
10'11" x 7'7" (3.33m x 2.3m)
The kitchen area is open to the dining area. The kitchen is modern with stylish grey gloss units with contrasting work surfaces. There is an integrated gas hob, extractor and a double oven with space for additional appliances.

**Dining Area**
15'1" x 10'4" (4.6m x 3.15m)
Spacious dining area with access out to the rear garden. Double doors also lead into the family lounge.

**Lounge**
15'9" x 10'11" (4.8m x 3.33m)
Family lounge.

**On the first floor:**

**Main Bedroom**
14' x 10'10" (4.27m x 3.3m)
Main double bedroom complete with fitted wardrobes.

**En-Suite**
8'4" x 6'2" (2.54m x 1.88m)
The en-suite has a shower enclosure, pedestal wash basin and a low flush wc.

**Bedroom Two**
12'5" x 9'4" (3.78m x 2.84m)
Double bedroom.

**Bedroom Three**
12'6" x 8'6" (3.8m x 2.6m)
Double bedroom.

**Bedroom Four**
10'5" x 8'11" (3.18m x 2.72m)
Double bedroom.

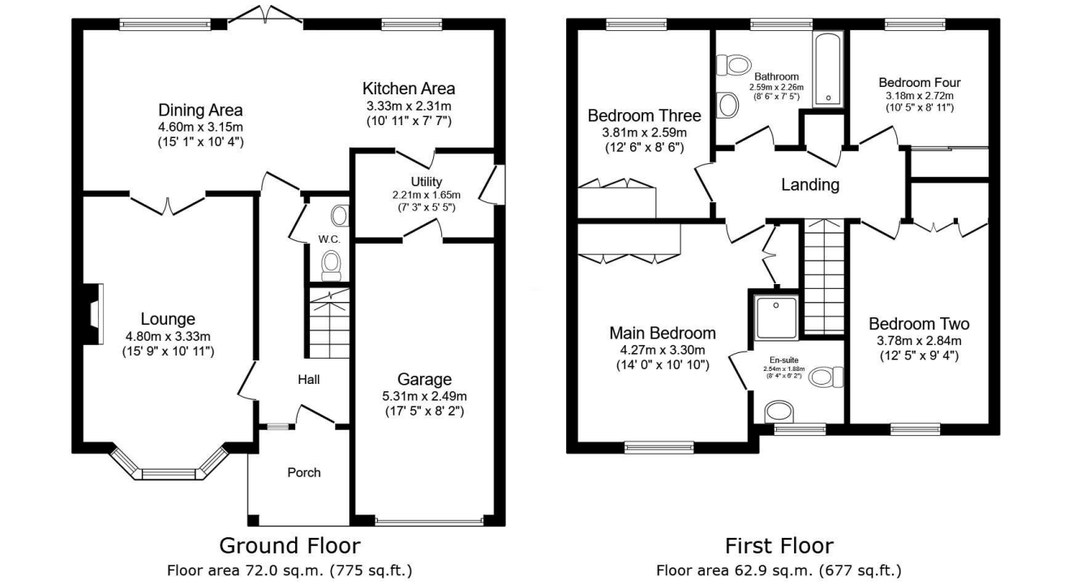


For full EPC please contact the branch.

**Bathroom**
8'6" x 7'5" (2.6m x 2.26m)
Family bathroom appointed with a white three piece suite.

**Outside**
There is a generous driveway providing ample off road parking leading to the integral garage with an electric door.

**Garden**
The garden has been designed with low maintenance in mind and is decked with feature lighting. There is also a dedicated seating area and a garden pod- currently used as a family room. The garden is also very private and not overlooked.




Ground Floor
Floor area 72.0 sq.m. (775 sq.ft.)

First Floor
Floor area 62.9 sq.m. (677 sq.ft.)

Total floor area: 134.9 sq.m. (1,452 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements


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