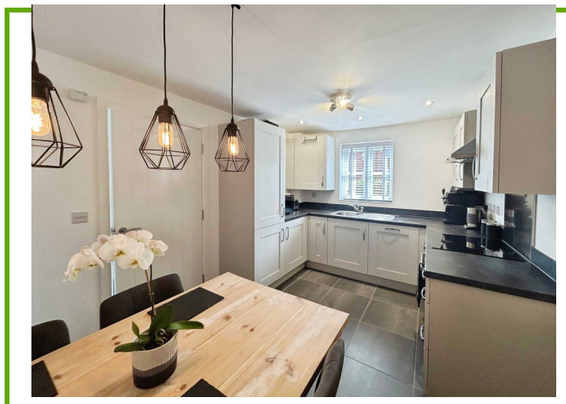
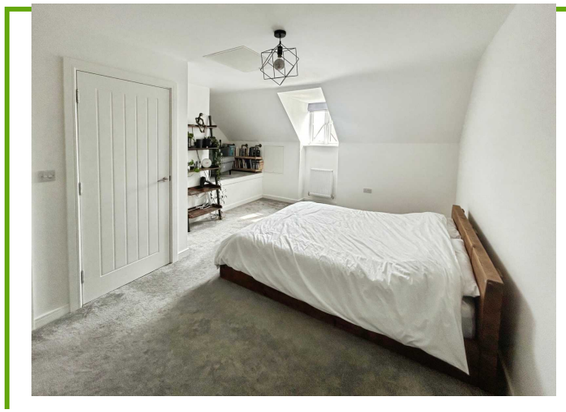
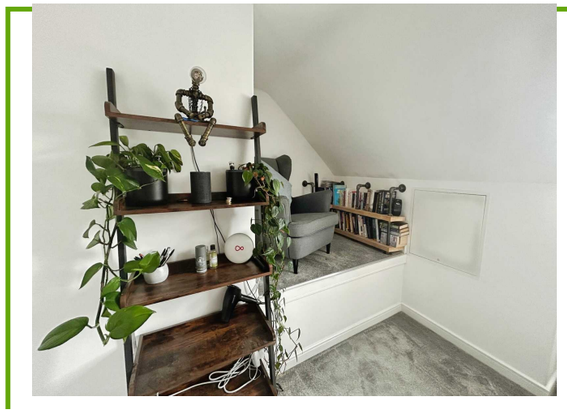


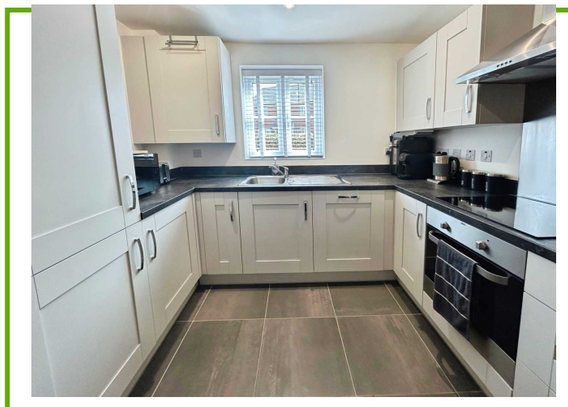














Stirling Road, Woodville,
Swadlincote, Derbyshire, DE11

Asking Price: £270,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Stirling Road, Woodville, Swadlincote, Derbyshire, DE11

Asking Price: £270,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: B
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 modern three-bedroom semi-detached house in sought-after Woodville, Swadlincote, offering two double bedrooms plus an en-suite main bedroom, a separate reception with garden access, kitchen/diner, landscaped garden, parking, EPC B efficiency, and convenient access to local amenities, transport links and National Forest countryside, available with no onward chain.

Description
This three-bedroom semi-detached house is for sale in Woodville, Swadlincote, Derbyshire, and is likely to appeal to first-time buyers and families. The property offers a separate reception room with garden view and direct access to the landscaped garden, as well as a kitchen with dining space. There are many internal upgrades from new including compliant loft boarding with a pull down ladder, providing a modern and efficient home, further supported by an EPC rating of B and council tax band C.

The main bedroom is a double with en-suite and built-in wardrobes, while the two additional bedrooms are both doubles, offering flexible sleeping or home-working space. The property also benefits from parking and is offered with no chain.

Woodville is well placed for local amenities, including shops, cafés and everyday services in nearby Swadlincote town centre. Green spaces and established walking and cycling routes are close by, with access to local parks and countryside paths around the National Forest area.

Public transport links connect Woodville with Swadlincote, Burton-on-Trent and Ashby-de-la-Zouch via regular bus services. The nearest mainline rail stations are in Burton-on-Trent and Derby, both accessible by car, offering services to destinations such as Birmingham, Nottingham and London. Road links are convenient, with access to the A511 and A50 for wider regional travel.

Overall, this three-bedroom semi-detached house for sale combines practical internal space, a landscaped garden, parking and a location close to amenities and outdoor routes in a sought after area of Woodville.

Entrance Hall
With stairs leading off to the first floor.

Cloakroom/Wc
5'6" x 2'9" (1.68m x 0.84m)
Appointed with a pedestal wash stand and a low flush wc.

Kitchen/Dining Room
13'6" x 9'2" (4.11m x 2.8m)
The kitchen is modern with stylish fitted pale grey wall and base units with complementing work surfaces. There is an integrated induction hob, which was an upgrade when purchased, oven, dishwasher, fridge/freezer and a washing machine. There is ample space for a dining table.

Lounge
16'2" x 11'1" (4.93m x 3.38m)
bright and airy lounge with French doors leading out to the rear garden.

On the first floor:

Landing

Bedroom Two
16'1" x 12'2" (4.9m x 3.7m)
A very generous second bedroom, currently used as an additional sitting room/cinema room.

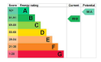
Bedroom Three
12'7" x 9'3" (3.84m x 2.82m)
Double bedroom.

Bathroom
6'5" x 5'5" (1.96m x 1.65m)
Main family bathroom, appointed with a white three piece suite.

On the second floor:

Main Bedroom
15'6" x 12'6" (4.72m x 3.8m)
The main bedroom is very spacious with the addition of modern fitted wardrobes and a dedicated reading area.

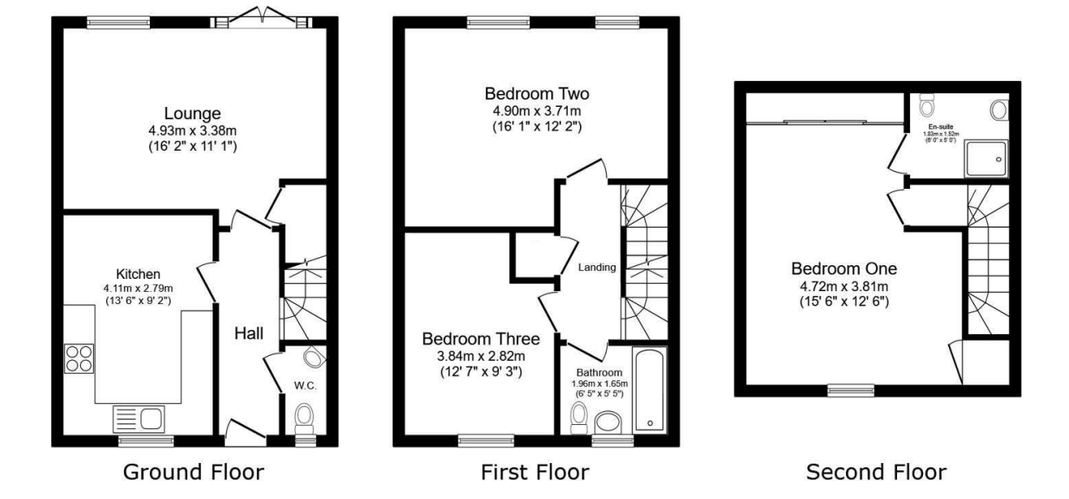
En-Suite
6'2" x 5' (1.88m x 1.52m)
The en-suite is appointed with a shower enclosure and features a digitally controlled shower with rain head, pedestal wash stand and a low flush wc. There is also a chrome ladder style radiator, which again was an upgrade from purchase.



For full EPC please contact the branch.

Outside
There is a driveway to the side of the property providing off road parking.

Garden
The garden is a good size and has been tastefully landscaped with low maintenance in mind. There is an area of composite decking, patio and artificial grass and a water feature.



Total floor area: 102.9 sq.m. (1,108 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

YOUR MOVE
your-move.co.uk

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.