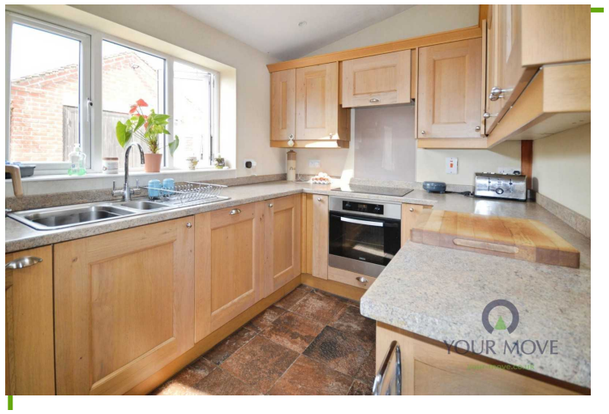


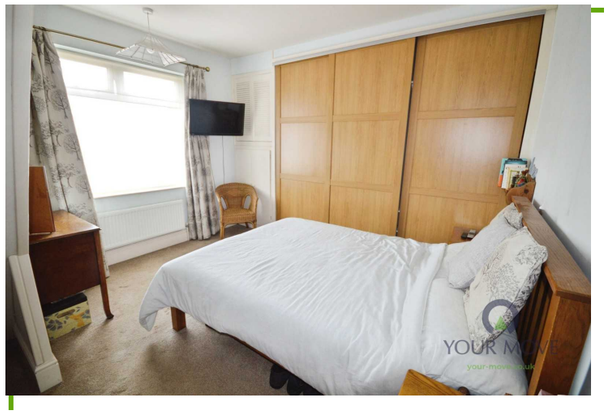














Woodville Road, Hartshorne,
Swadlincote, Derbyshire, DE11

Asking Price: £365,000

Tenure: Freehold

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The Property Ombudsman

Woodville Road, Hartshorne, Swadlincote, Derbyshire, DE11

Asking Price: £365,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: TBC
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 three-bedroom detached house in Hartshorne, near Swadlincote, offering generous living space, a loft room, tandem double garage, attractive countryside views and convenient access to local amenities and transport links.

Description
For sale: a three-bedroom detached house in Hartshorne, near Swadlincote, offering generous accommodation, a tandem double garage and attractive countryside views.

The property is well presented throughout. The main reception room features a fireplace and ample space for both seating and dining areas, with good natural light. An adjoining dining area opens to the rear, creating a sociable layout. The kitchen is fitted with wooden units, ample worktop space and integrated cooking appliances, with a pleasant outlook to the garden.

There are three bedrooms plus a useful loft room, providing flexible space for home working, hobbies or occasional use. The bedrooms are neutrally decorated with practical storage, and the family bathroom includes a white suite with bath and shower over. A log store supports the fireplace, adding to the home's practicality.

Outside, the rear garden includes a paved patio ideal for outdoor dining, lawned areas and open views across neighbouring fields. The tandem double garage offers excellent parking and storage.

Hartshorne is a sought-after South Derbyshire village with easy access to local countryside walks and nearby Foremark and Staunton Harold reservoirs. Everyday amenities, larger supermarkets and leisure facilities are available in Swadlincote. Local schooling options include primary provision in the village and secondary schools in Swadlincote and surrounding areas.

Transport links are convenient, with Swadlincote linking to the A514, A38 and A42 for Derby, Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands. Rail services from Burton upon Trent station provide routes to Birmingham (around 30–35 minutes) and Derby (around 15–20 minutes), making this an appealing home for commuters seeking a village setting. Council Tax Band D.

Entrance Hall
20'8" x 6'5" (6.3m x 1.96m)
A welcoming entrance hallway to this lovely family home. Stairs lead off to the first floor.

Cloakroom/Wc
6'2" x 2'7" (1.88m x 0.79m)
Appointed with a wash hand basin and a low flush wc.

Lounge
13'9" x 13'3" (4.2m x 4.04m)
The lounge is situated to the front elevation with a Bay window and feature log burner.

Snug Area
11'9" x 10'11" (3.58m x 3.33m)
This is a lovely, cosy family space open to the kitchen/dining area. There is also a multi fuel log burner.

Kitchen/Dining Room
19'8" x 12'9" (6m x 3.89m)
The kitchen is well equipped with stylish wall and base units and contrasting work surfaces. There is an integrated ceramic hob, electric oven, dishwasher and a fridge. There are two skylights providing natural light throughout the kitchen/ dining area. French doors provide access out to the rear patio and garden.

Rear Hall
7' x 4'8" (2.13m x 1.42m)
With access to the side of the property.

Utility Room
7'6" x 6'3" (2.29m x 1.9m)
Always handy to have!

On the first floor:

Main Bedroom
12'2" x 11'1" (3.7m x 3.38m)
Main double bedroom with built in wardrobes.

Bedroom Two
10'3" x 10' (3.12m x 3.05m)
Double bedroom with built in wardrobes.

Bedroom Three
7'9" x 6'4" (2.36m x 1.93m)
Single bedroom with stairs leading off to the loft room.

For full EPC please contact the branch.

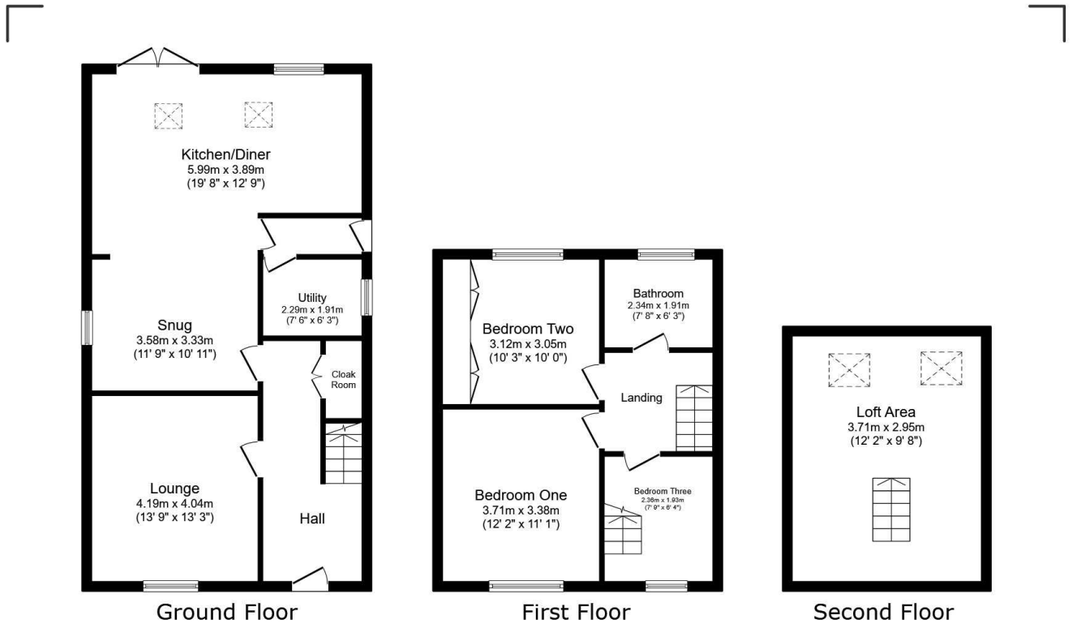
Bathroom
7'8" x 6'3" (2.34m x 1.9m)
Main bathroom appointed with a bath and electric shower, pedestal sink and a low flush wc.

On the second floor:

Loft Room
12'2" x 9'8" (3.7m x 2.95m)
Bright and airy loft room with a skylight window overlooking the rear garden and views.

Outside
There is a gravelled driveway to the front of the property providing off road parking for numerous vehicles. Gated access leads to the detached tandem garage.

Garage
29'5" x 7'5" (8.97m x 2.26m)
The garage is tandem style with wooden opening doors.



Total floor area: 125.3 sq.m. (1,349 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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