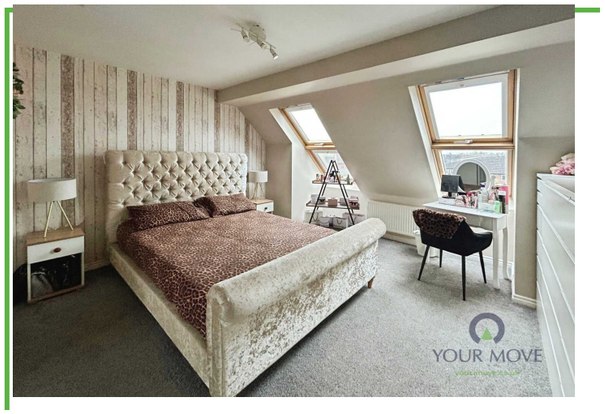
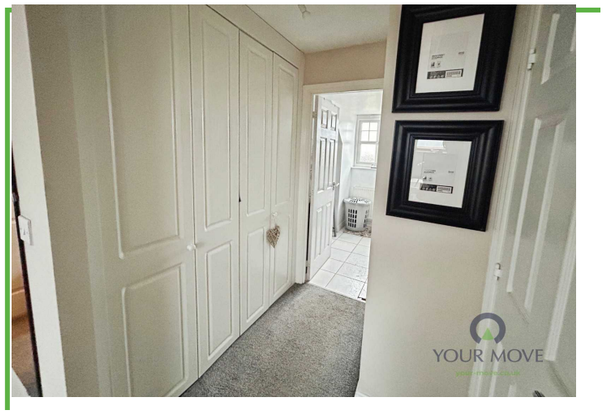
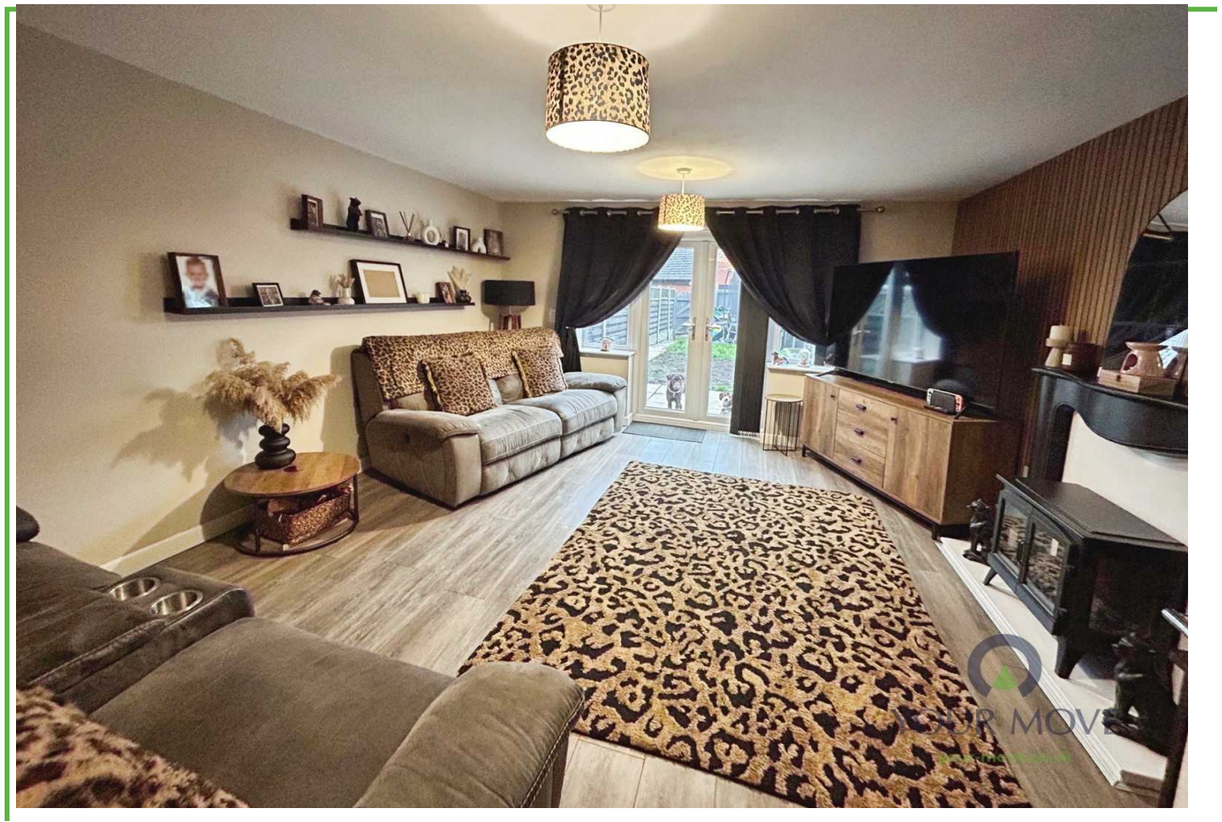
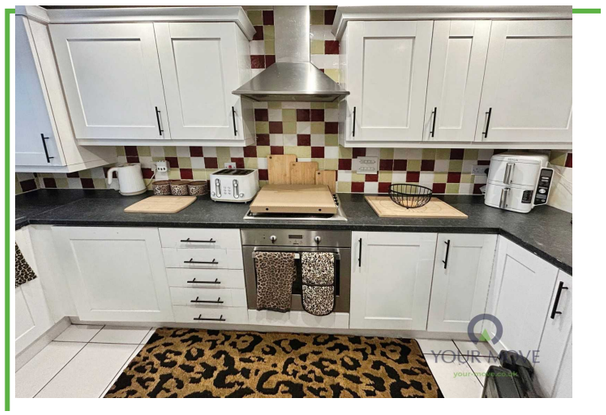


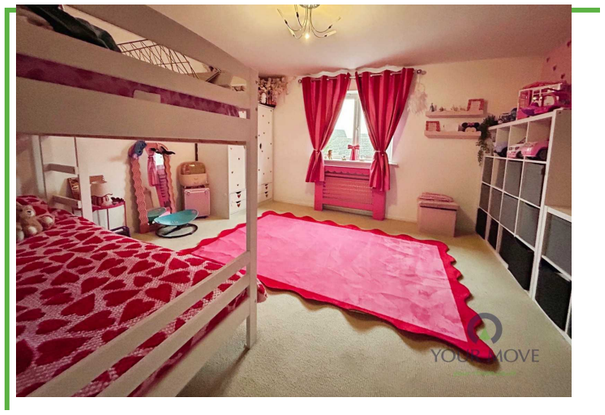














Donington Drive, Woodville,
Swadlincote, Derbyshire, DE11

Asking Price: £220,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Donington Drive, Woodville, Swadlincote, Derbyshire, DE11

Asking Price: £220,000 Tenure: Freehold

Council Tax Band: C
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 three-bedroom semi-detached house for sale in good condition in Woodville, Swadlincote, offered with no chain and benefiting from two bathrooms, practical living space, nearby schools, local amenities and convenient transport links.

Description
This three-bedroom semi-detached house is for sale in Woodville, Swadlincote, and is offered with no chain. The property is presented in good condition and includes one reception room, one kitchen and two bathrooms, providing a practical layout for day-to-day living.

Woodville is a residential area with convenient access to Swadlincote town centre, which offers a range of shops, supermarkets and local amenities. Nearby recreational spaces include local parks and green areas typical of this part of Derbyshire, as well as leisure facilities in and around Swadlincote.

Families will find a choice of primary and secondary schools in Woodville and the wider Swadlincote area, making the location suitable for buyers looking to be close to educational facilities.

Public transport links are available via local bus services connecting Woodville with Swadlincote, Burton upon Trent and Derby. The nearest mainline rail options are typically found in Burton upon Trent, offering routes to Birmingham, Derby and further afield, with journey times to Birmingham New Street often around 25–35 minutes and to Derby around 15–20 minutes by train. Road links are also accessible, with routes towards the A38, A42 and M1 within reasonable driving distance.

The property falls within Council Tax Band C. With no chain and a straightforward layout comprising three bedrooms, two bathrooms, one reception room and a kitchen, this semi-detached house may appeal to buyers seeking a home in Woodville with practical access to local amenities and transport connections.

Entrance Hall
12'3" x 6'3" (3.73m x 1.9m)
Entrance hallway with stairs leading off to the first floor.

Cloakroom/Wc
6'3" x 3'2" (1.9m x 0.97m)
Appointed with a pedestal wash stand and a low flush wc.

Kitchen
12'2" x 6'2" (3.7m x 1.88m)
The kitchen is fitted with wall and base units with contrasting work surfaces. There is an integrated gas hob and oven with space for additional appliances.

Lounge
14'7" x 12'9" (4.45m x 3.89m)
The lounge is spacious with French doors leading out to the rear garden.

On the first floor:

Landing

Bedroom Two
12'11" x 12'9" (3.94m x 3.89m)
A generous second double bedroom.

Bedroom Three
12' x 6'1" (3.66m x 1.85m)
Third bedroom.

Bathroom
6'3" x 5'6" (1.9m x 1.68m)
The bathroom has a white three piece suite.

On the second floor:

Main Bedroom
13'1" x 13' (4m x 3.96m)
Main double bedroom with skylight windows.

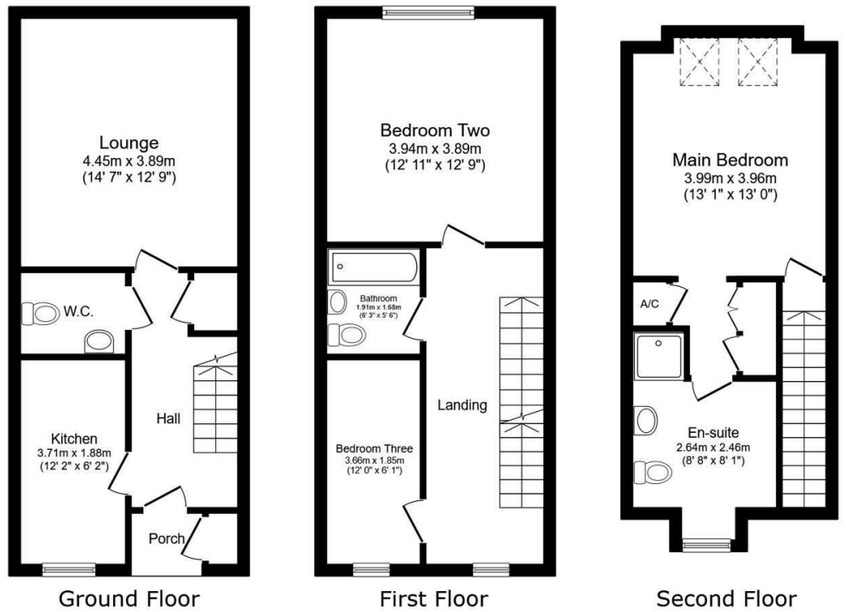
Dressing Area
5'7" x 4'2" (1.7m x 1.27m)
There are fitted wardrobes and an airing cupboard.

En-Suite
8;8 x 8;1
Spacious en-suite shower room.

Outside
There is parking and a garage to the rear.

Garden
Mainly laid to lawn with fence boundaries.

For full EPC please contact the branch.



Total floor area: 105.2 sq.m. (1,132 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 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.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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.