

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Dove Close, Woodville, DE11

£197,500



CADLEY CAULDWELL are pleased to bring to the market this well maintained NO CHAIN three bedroomed detached family home.

Set within a quiet cul-de-sac on a very popular residential estate in Woodville. Close to major route ways and schools.

VIEWINGS ARE HIGHLY ADVISED!

Entrance hall, lounge, dining room, fitted kitchen, integral garage, family bathroom, two double bedrooms, one single bedroom, private enclosed rear garden and private parking.

THIS PROPERTY MUST NOT BE MISSED.

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY.

Ⓞ NO CHAIN

Ⓞ Three Bedroomed Detached

Ⓞ Quiet Cul-De-Sac

Ⓞ Two Reception Rooms

Ⓞ Private Parking & Garage

Ⓞ EPC Rating: E

Dove Close, Woodville, DE11

Directions

At the Sainsbury's roundabout in Swadlincote follow the exit signposted Civic Way A514 towards Midland Road, continue along this road going through 1 roundabout you will pass Morrison's super store on your right hand side, you will then come to Clock Garage roundabout at this roundabout go straight over headed towards Hartshorne, take your second right into Falcon Way then your first left into Wren Close, then your first right into Dove Close our property is on the right hand side. SAT NAV USERS POSTCODE: DE11 7QR.



IMPORTANT INFORMATION

*Mortgage advice available within our office

GROUND FLOOR

Entrance Hall

4'6" x 5'7" (1.37m x 1.70m)

Lounge

15'7" x 12'4" (4.75m x 3.76m)

Dining Room

8'11" x 8'1" (2.72m x 2.46m)

Kitchen

10'6" x 7'2" (3.20m x 2.18m)

Integral Garage

17'0" x 8'2" (5.18m x 2.49m)



FIRST FLOOR

Bathroom

6'0" x 6'4" (1.83m x 1.93m)

Bedroom One

9'4" x 12'3" (2.84m x 3.73m)

Fitted Wardrobe



Bedroom Two

8'9" x 9'8" (2.67m x 2.95m)

Fitted Cupboard



OUTSIDE

To The Rear

Private enclosed rear garden. Paved seating area. Decorative stoned area. Various shrubs and bedding plants. Access to the front via the wooden gate.

To The Front

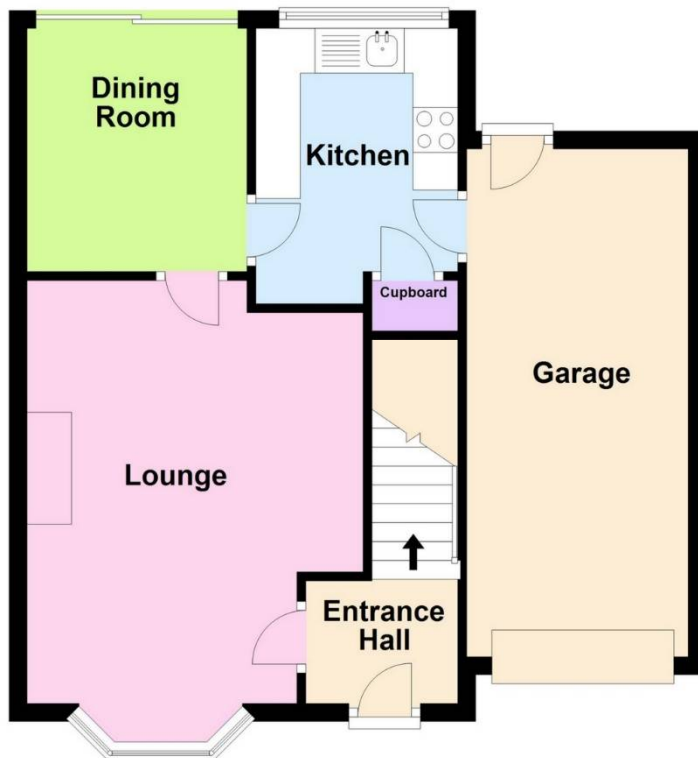
Private parking. Access to the garage via the up and over door. Lawn.



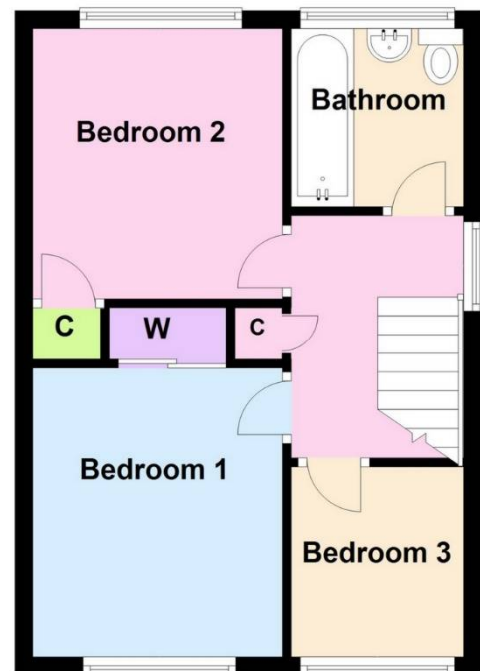
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.