

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



19 High Street, Swadlincote, DE11 8JE
Tel: 01283 217251

Woodfield Drive, Swadlincote, DE110DE

£280,000



CADLEY CAULDWELL are delighted to bring to the market this spacious four DOULBE bedroomed FAMILY home with stunning enclosed rear garden and views overlooking Swadlincote.

Located in a quiet cul-de-sac with private parking and garage.

This property has a lot to offer with its large lounge/diner, sitting room, breakfast kitchen, utility area, entrance hall, front porch, downstairs WC, master bedroom with en-suite bathroom, three further double bedrooms and a fully fitted bathroom.

VIEWINGS ARE RECOMMENDED!!

Contact CADLEY CAULDWELL on 01283 217251 or email us at enquiries@cadleycauldwell.co.uk to book your viewing TODAY.

☺ Four Bedroomed Detached Family Home

☺ Private Parking & Garage

☺ Stunning Rear Garden and Views Over Swadlincote

☺ Spacious Family Home

☺ Desirable Location ☺ EPC Rating: TBC

Woodfield Drive, Swadlincote, DE110DE

Directions

From Sainsbury's roundabout travel along Civic Way, take the first left turn into Midland Road continue until you come to the island, go straight over onto Springfield Road, take your first left onto Woodfield Drive. You will locate the property clearly displaying one of our for sale boards. SAT NAV USER POSTCODE: DE11 0DE

IMPORTANT INFORMATION

Mortgage advice is available within our office, call us on 01283 217251 for more information

GROUND FLOOR

Front Porch

2'7" x 6'2" (0.79m x 1.88m)

Entrance Hall

12'4" x 6'8" (3.76m x 2.03m)

Lounge/Diner

15'7" x 19'1" (4.75m x 5.82m)

Sitting Room

14'0" x 11'11" (4.27m x 3.63m)

Kitchen

9'10" x 15'11" (3.00m x 4.85m)

Utility Area

3'10" x 4'10" (1.17m x 1.47m)

Cloakroom

10'3" x 7'10" (3.12m x 2.39m)

FIRST FLOOR

Bedroom One

18'7" x 8'9" (5.66m x 2.67m)

Fitted wardrobe

En-Suite

9'0" x 7'9" (2.74m x 2.36m)

Bedroom Two

14'8" x 11'9" (4.47m x 3.58m)

Bedroom Three

12'6" x 11'7" (3.81m x 3.53m)

Bedroom Four

13'4" x 6'11" (4.06m x 2.11m)



Bathroom

7'3" x 6'11" (2.21m x 2.11m)

OUTSIDE

To The Front

Private parking for one vehicle. Access into the garage via the up and over door. Brick built boundary wall. Tiered decorative stoned feature. Various shrubs. Access to the rear via the gate.

To The Rear

Large beautiful enclosed rear garden. Paved seating area. Steps down to a lawned area, decorative stoned area, fish pond, potting shed and storage shed. Views overlooking the school playing field and Swadlincote.

Garage

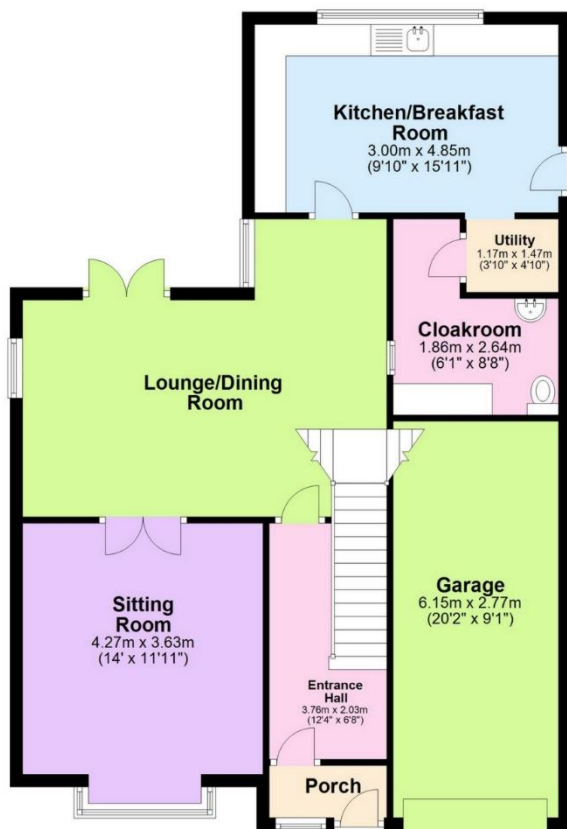
20'2" x 9'1" (6.15m x 2.77m)



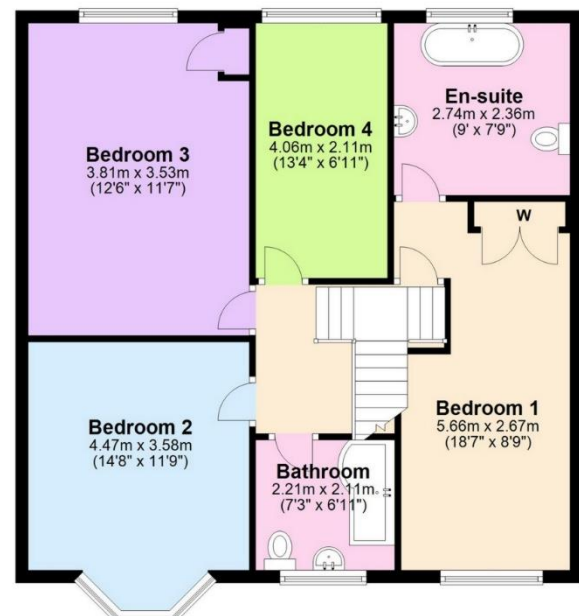
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 WHATEVER IN RELATION TO THIS PROPERTY.