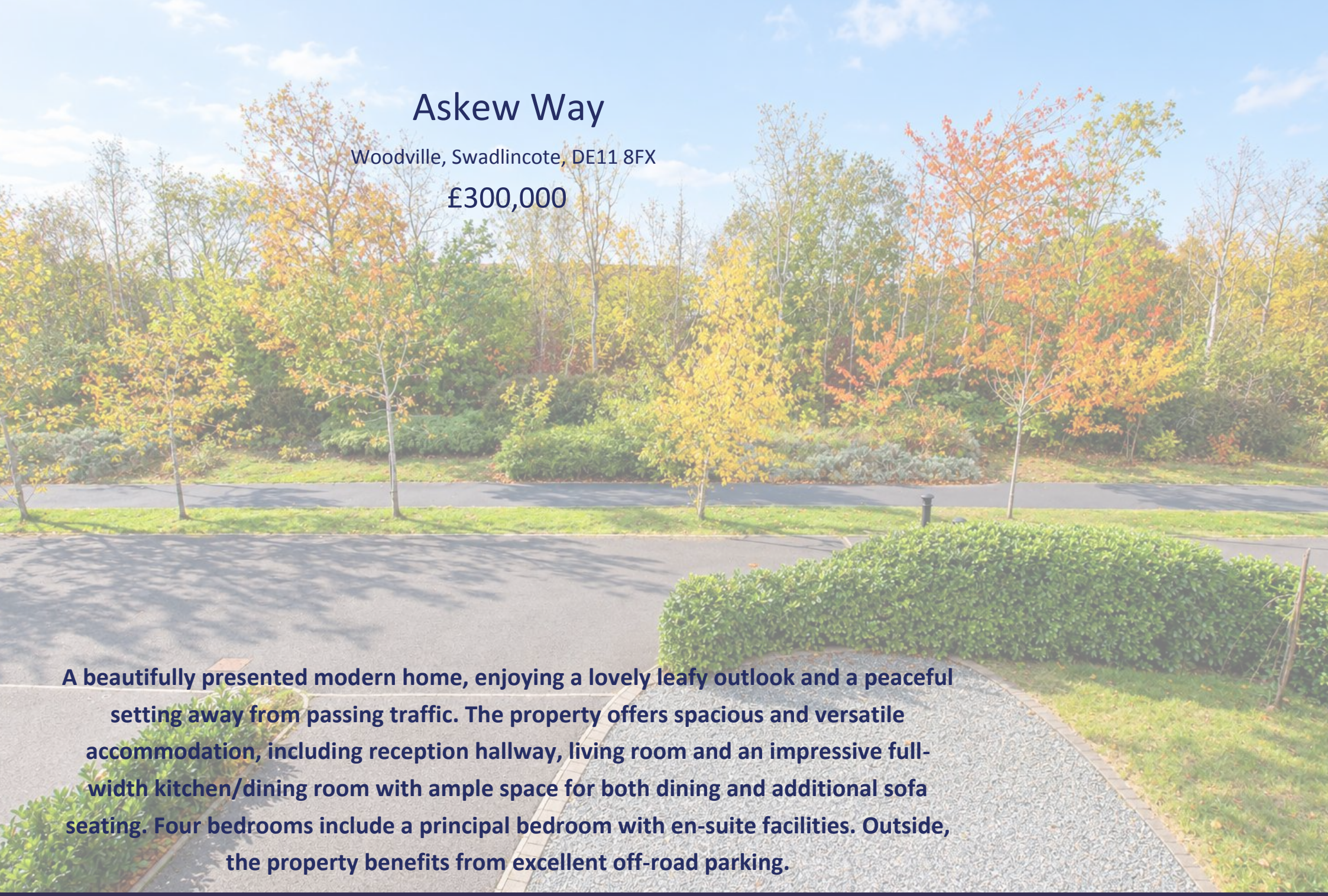
Askew Way

Woodville, Swadlincote, DE11 8FX

John German




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Askew Way

Woodville, Swadlincote, DE11 8FX

£300,000

A beautifully presented modern home, enjoying a lovely leafy outlook and a peaceful setting away from passing traffic. The property offers spacious and versatile accommodation, including reception hallway, living room and an impressive full-width kitchen/dining room with ample space for both dining and additional sofa seating. Four bedrooms include a principal bedroom with en-suite facilities. Outside, the property benefits from excellent off-road parking.

This lovely modern four-bedroom home occupies an enviable position on this popular development, enjoying a particularly attractive leafy outlook and a private shared driveway approach. Situated towards the end of the drive, the property benefits from a peaceful setting with no passing traffic immediately outside, together with excellent off-road parking. A long driveway runs alongside the house, while the front garden has been thoughtfully landscaped to incorporate an additional gravelled parking area, further enhancing the property's excellent parking provision.

Set beneath a canopy porch, a composite entrance door opens into a welcoming and particularly spacious reception hallway, featuring an attractive staircase rising to the first floor and practical yet stylish LVT flooring underfoot.
The beautifully presented living room is positioned to the left of the hallway, with a deep bow window to the front elevation taking full advantage of the lovely leafy outlook towards the mature trees opposite.
Running across the full width of the property, the impressive kitchen/dining room provides a wonderfully versatile space for everyday family life and entertaining. The kitchen is fitted with an extensive range of wall and base units, arranged around two sides of the room complemented by timber effect work surfaces. Integrated appliances include a one-and-a-half bowl sink with feature pillar mixer tap, induction hob with stainless steel splashback and extractor hood above, double oven and dishwasher, together with space for a fridge freezer. There is ample room for both a dining table and additional sofa seating, creating a sociable open-plan environment.
French doors, fitted with Venetian blinds, open directly onto the landscaped rear garden, allowing plenty of natural light into the room and providing an attractive connection with the outside space.
Leading off the kitchen is a useful separate utility room, providing space for a washing machine together with additional valuable storage.
Completing the ground floor accommodation is a generous guest cloakroom, fitted with a WC and wash hand basin.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted mirrored wardrobes and its own private en-suite shower room, comprising a fully tiled shower enclosure with electric shower, pedestal wash hand basin and WC.
The family bathroom is fitted with a white suite comprising a panelled bath with glass shower screen and mains-fed shower over, pedestal wash hand basin and WC. There is tiled flooring and complementary wall tiling to the shower area.

Outside, the rear garden has been thoughtfully landscaped and provides an attractive setting for outdoor relaxation and entertaining. Immediately adjoining the kitchen is a full-width paved patio, leading onto a shaped lawn with brick edging and well-stocked borders featuring a variety of mature planting. A stepping-stone pathway continues through the garden towards a further timber-decked seating area, complete with a pergola and tucked away behind the garage, providing a lovely additional spot to sit and enjoy the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Set on Private drive with initial shared approach.
Communal area green space charge to Trinity Estates circa £196 per annum.
Property construction: Traditional
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Coalfield or mining area: Ex mining area
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30102026



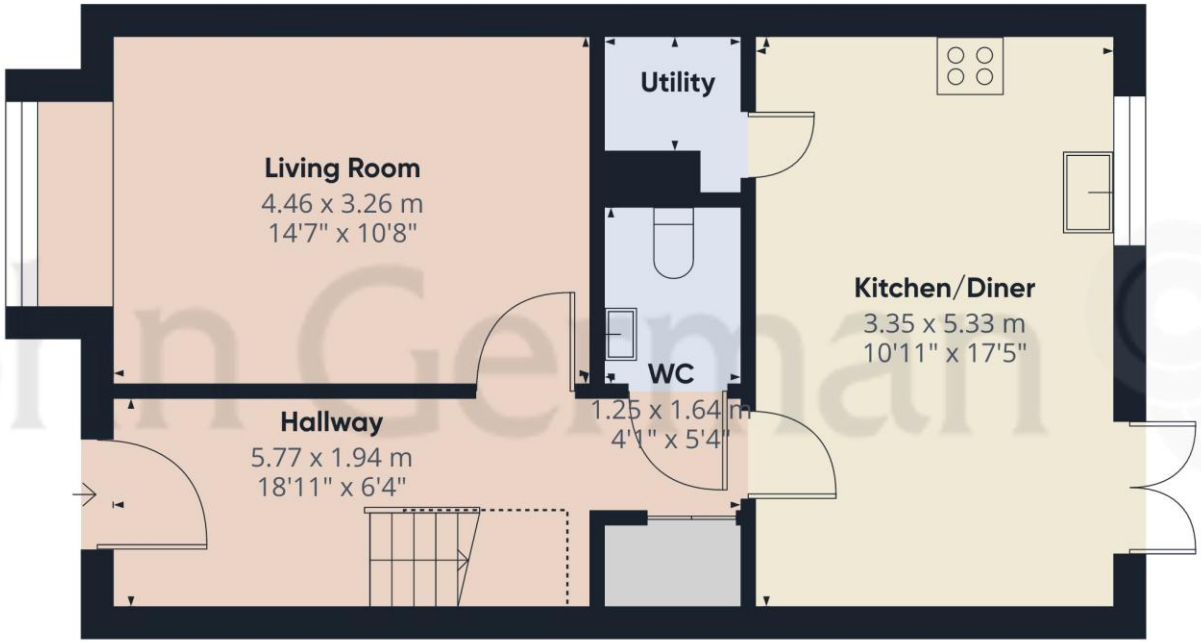



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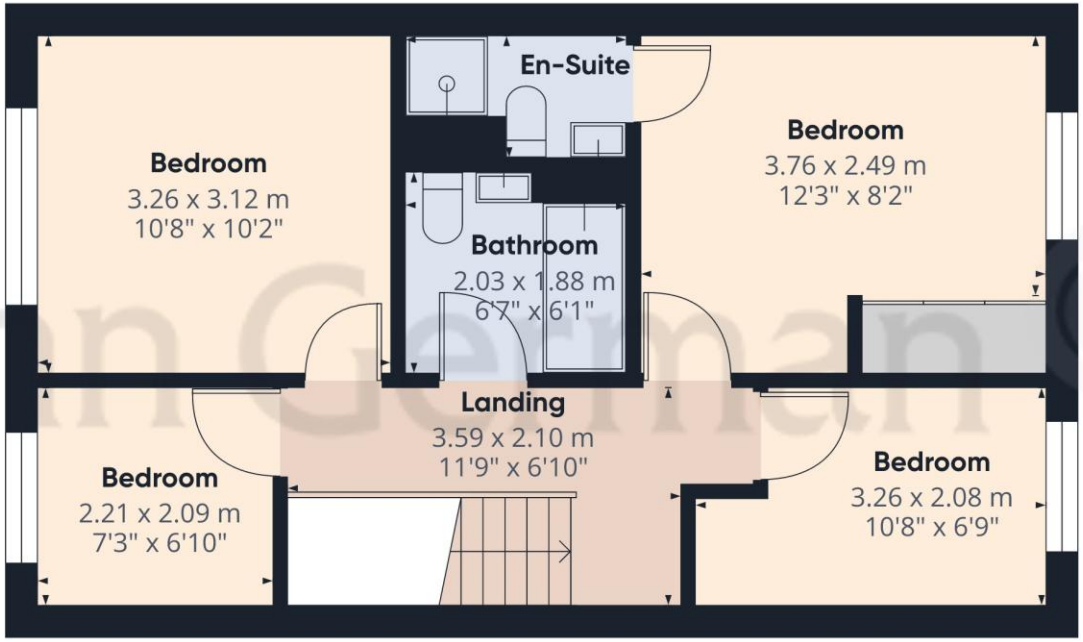

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Ground Floor



Floor 1



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Approximate total area(1)

89.1 m²

961 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

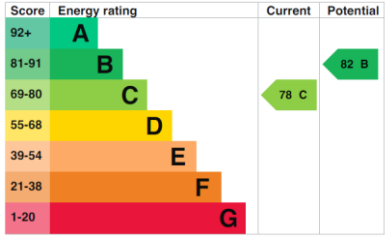
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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