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54 Falcon Way
Woodville, Derbyshire DE11 7QT
£195,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 54 Falcon Way to the market. A beautifully presented two-bedroom semi-detached home situated in the popular location of Woodville offered with NO UPWARD CHAIN! Offering spacious and versatile accommodation, this fantastic property is ideal for first-time buyers and benefits from a modern kitchen diner, generous lounge, Two bedrooms, a contemporary family bathroom, upgraded driveway providing ample off-road parking, and a well-maintained private rear garden. Located in a convenient position, this ready-to-move-into home offers excellent living space both inside and out. EPC: D / TAX BAND: A. CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING !

- Beautifully presented two bedroom semi-detached home offered with no upward chain
- Modern Kitchen Diner
- Generous sized bedroom two
- Beautifully maintained rear garden
- Ideal for first time buyers
- Spacious Lounge
- Bedroom One with fitted Wardrobes
- Modern family bathroom
- Large driveway provides ample off road parking
- EPC : D / TAX BAND: A



Location

Situated in the popular location of Woodville, this property enjoys a convenient location with a wide range of local amenities close by, including supermarkets, shops, schools, healthcare facilities and leisure amenities. Excellent transport links provide easy access to Swadlincote, Burton upon Trent and Ashby-de-la-Zouch, while the nearby A511 and A444 connect to the wider motorway network. The area is well regarded by families and professionals alike, offering a blend of everyday convenience and access to surrounding countryside, including woodland walks and outdoor pursuits within the National Forest.

Overview

Situated within the popular setting of Woodville, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers or those looking to secure a ready-to-move-into home. The property benefits from spacious accommodation throughout, a beautifully maintained rear garden, and ample off-road parking via a large driveway.

To the front, the property enjoys an upgraded tarmac driveway with attractive block-paved edging, providing generous parking. The low-maintenance fore garden features a slated area with established shrubs, while steps lead up to the entrance door.

Upon entering, the welcoming entrance hall benefits from a frosted glass side window, with an internal door leading into the spacious lounge. Located at the front of the property, the lounge offers plenty of natural light from the front-facing window, carpeted flooring, a feature fireplace adding charm and character, TV point, and a central light point. Carpeted stairs rise to the first floor, while a door provides access into the kitchen diner.

The generous kitchen diner is fitted with a matching range of wall and floor-mounted units with complementary rolled-edge work surfaces, incorporating a wine rack and inset stainless steel bowl sink with mixer tap positioned beneath a rear-facing window overlooking the garden. A range of fitted appliances includes a four-ring gas hob, oven, and extractor hood, with plumbing and space for additional appliances. The room also benefits from partial wall tiling, vinyl flooring, a radiator, and ample space for a dining table and chairs. French doors open directly onto the rear garden, creating a fantastic space for entertaining and everyday family living.

To the first floor, the landing provides access to both bedrooms and the modern family bathroom, along with a useful storage cupboard, side-facing window, and loft hatch.

Bedroom One is a generous double bedroom positioned at the front of the property, with two windows overlooking the front elevation allowing an abundance of natural light. The room also benefits from fitted wardrobes, providing excellent storage, carpeted flooring, and a central light point.

Bedroom Two is a good-sized single bedroom located to the rear, overlooking the garden. This versatile room would make an ideal home office, dressing room, or additional bedroom space.

The modern family bathroom is fitted with a stylish white three-piece suite comprising a panelled bath with shower over, shower screen, low-level WC, and floating sink unit. The room is finished with attractive wall and floor tiling, radiator, and opaque rear-facing window.

Outside, the beautifully maintained rear garden offers a private and pleasant space, featuring a patio area ideal for sitting out during the warmer months, a large lawn with established shrub borders, and a central feature planting area. A slated section leads to side gates providing access back to the driveway, with fenced boundaries offering privacy.

Overall, this fantastic home presents an excellent opportunity for first-time buyers seeking a property in a convenient and well-regarded location, offering spacious living accommodation, attractive outdoor space, and the benefit of being ready to move into condition all with the added benefit of NO UPWARD CHAIN !

Viewing Strictly Through Liz Milsom Properties

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9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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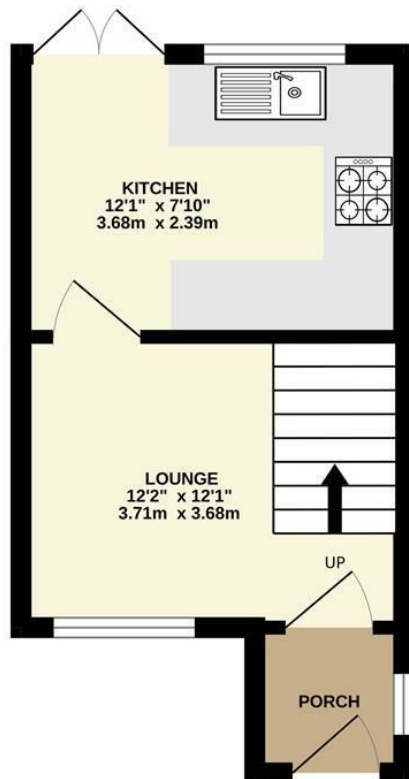
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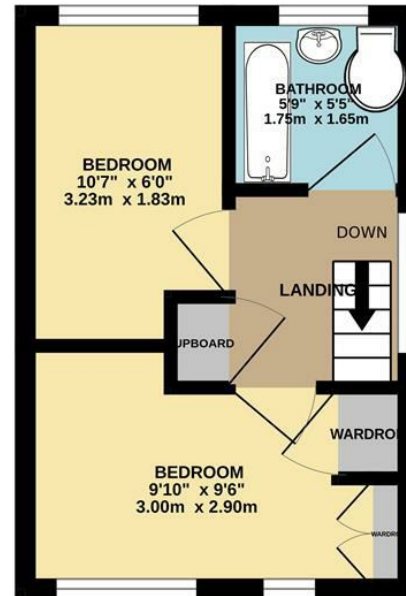
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GROUND FLOOR



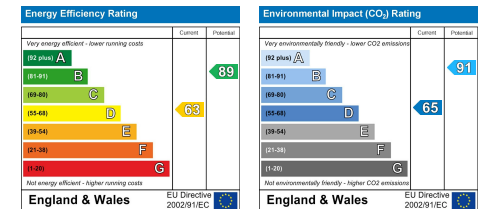
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

For sat nav purposes use the postcode DE11 7QT



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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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