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for sale
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17 Coltsfoot Close
Woodville, Derbyshire DE11 7LZ
£245,000

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DONT MISS OUT on this well presented, EXTENDED and GENEROUSLY SIZED family home. Pleasantly situated in a SECLUDED CUL-DE-SAC location. Benefiting from OPEN PLAN LIVING with the KITCHEN, DINING AREA & FAMILY ROOM. lounge, FOUR great sized bedrooms with ENSUITE to master and built-in wardrobes to all, family bathroom, enclosed rear garden and OFF ROAD PARKING. Hurry to view! Call on 01283 219336.

- Detached Family Home
- Kitchen, Dining Area & Family Room
- Downstairs Cloaks/WC
- Enclosed Rear Garden
- Cul-De-Sac Location
- Four DOUBLE Bedrooms
- Ensuite to Master Bedroom
- Spacious Lounge
- Off Road Parking
- Call 01283 219336 NOW.



LOCATION

Woodville is an extremely popular area due to its closeness to all amenities which include local schools, primary & secondary, Chemist, local convenience stores, eateries, children's Nursery, Doctors surgery and Petrol station. In Swadlincote, which is approximately 2 miles travelling distance there is the Green Bank Leisure Centre and Swadlincote Dry ski slope for recreational purposes. Woodville is well placed for the commuter with excellent road links to the A511, A514, A444 leading to Ashby-de-la-Zouch, Burton upon Trent, Derby and the M42 is approximately 4 miles travelling distance leading to the M1 conurbation with Nottingham and Birmingham City centres.

Accommodation In More Detail;

PVCu double glazed entrance door leads to the;

Reception Hall

With stairs leading off to the first floor, wooden flooring, ceiling light point, radiator, useful under-stairs storage cupboard and doors to the downstairs cloaks/WC, lounge and dining kitchen.

L-Shaped Dining Room, Kitchen & Family Room

27'5 red to 7'0 x 29'3 red to 9'0 (8.36m red to 2.13m x 8.92m red to 2.74m)

In the Kitchen Area there is a good range of wall and floor mounted units, ample rolled edge work surface areas and inset stainless steel sink unit with mixer tap over. Included in the sale are in integrated appliances which comprise of four ring gas hob, electric double oven, extractor hood over and dishwasher. Space for fridge-freezer, tiled splash-backs, wooden flooring, ceiling light point, double glazed window to the rear elevation and breakfast bar.

In the Dining Area there is wooden flooring, ceiling light point, radiator, door to the lounge and double sliding patio doors to the rear garden.

In the Family Area there is a double glazed window to the front elevation, wooden flooring, radiator, TV aerial point, ceiling light point and wall mounted electric fire.

Spacious Lounge

18'3 x 10'10 into bay (5.56m x 3.30m into bay)

A focal point of which is the Adams style fire surround with raised heath and fitted gas fire, double glazed walk-in bay window to the front elevation, fitted carpet, ceiling light point, radiator, TV aerial point, door to the dining area and door to the reception hall.

Downstairs Cloaks/WC

4'6 x 3'11 (1.37m x 1.19m)

Having a two piece suite comprising of pedestal wash hand basin and closed closet WC. Ceiling light point, radiator and extractor fan.

First Floor and Landing

All rooms lead off, access to loft hatch, two ceiling light points, radiator and airing cupboard housing the hot water cylinder.

Master Bedroom

11'7 x 10'11 exc wardrobes (3.53m x 3.33m exc wardrobes)

Two double glazed windows to the front elevation, two built-in double wardrobes, wooden flooring, ceiling light point, radiator and door to the;

Ensuite

8'6 x 4'10 maximum (2.59m x 1.47m maximum)

Having a three piece suite comprising of single shower cubicle with mains shower, pedestal wash hand basin and closed closet WC. Vinyl flooring, ceiling light point, radiator and opaque double glazed window to the side elevation.

Bedroom Two

11'0 x 9'3 (3.35m x 2.82m)

Double glazed window to the front elevation, fitted carpet, radiator, ceiling light point and built-in double wardrobe.

Bedroom Three

11'0 x 9'2 (3.35m x 2.79m)

Double glazed window to the rear elevation, ceiling light point, fitted carpet, radiator and built-in double wardrobe.

Bedroom Four

10'2 x 9'0 (3.10m x 2.74m)

Double glazed window to the rear elevation, fitted carpet, ceiling light point, radiator and built-in double wardrobe.

Family Bathroom

7'7 x 6'9 (2.31m x 2.06m)

Having a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring, part tiling to walls, ceiling light point, radiator and opaque double glazed window to the rear elevation.

Outside - Front

The property is set back from the road in a small select cul-de-sac behind the double width driveway which provides OFF ROAD PARKING for two vehicles. Small lawned fore-garden and side pedestrian access to the rear garden.

Enclosed Rear Garden

Being mainly to lawn with raised wall and large patio area which is ideal for entertaining. Fence panelled boundaries and outside tap.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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.

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.

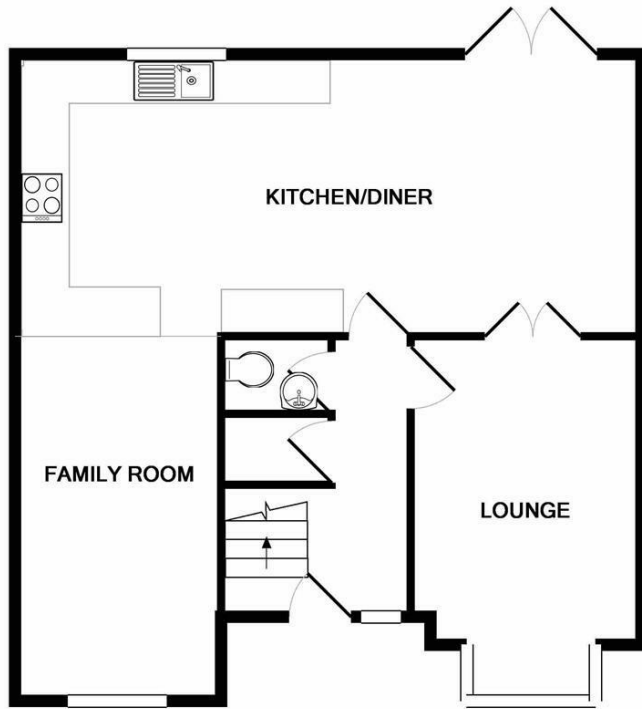
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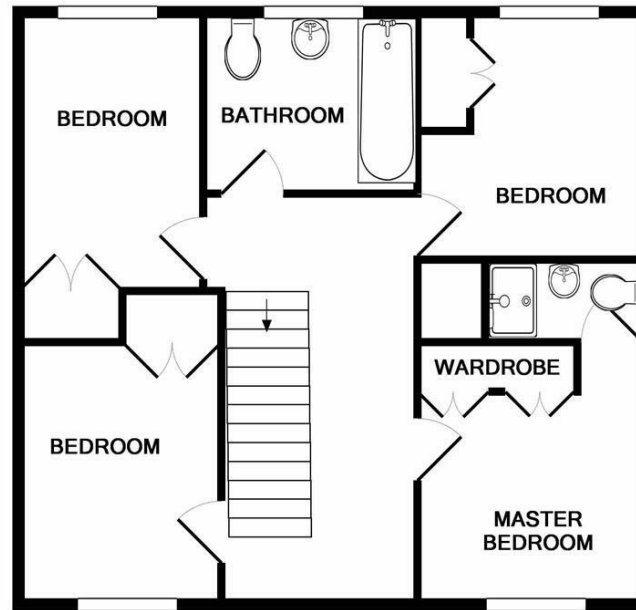
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GROUND FLOOR

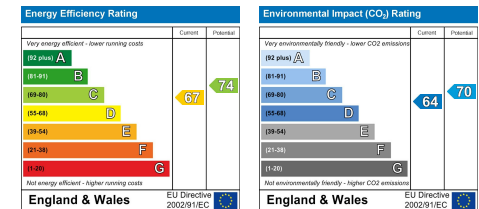


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is best approached by travelling along the A511 Burton Road, Midway towards Ashby de la Zouch, which then becomes Burton Road, Woodville. Turn left into Sorrel Drive and continue for some distance turning left into Coltsfoot Close. The subject property is situated within the cul de sac on the left hand side clearly denoted by our red 'for sale' board.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: D

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.

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