



Butterfly Gardens, Woodville, Swadlincote, DE11 8FQ

Nicholas  
**Humphreys**

£189,950



**\*\* Modern End Town House \*\* Three Bedrooms \*\* Garage & Driveway \*\***

Butterfly Gardens is a modern end-townhouse located on a popular development in Woodville, offering a stylish and well-presented living space with an attractive front outlook. The property features a welcoming hallway, a front-facing kitchen with integrated appliances, a spacious open-plan lounge diner with French doors to the rear garden, and a guest cloakroom.

The first floor includes three bedrooms, two doubles and a single, as well as a modern fitted family bathroom. Outside, there's an enclosed rear garden, allocated parking, and a single garage in a nearby block. Offered with no upward chain and vacant possession, the home benefits from UPVC double glazing and gas central heating throughout. Ready To View.



**The Accommodation**

Butterfly Gardens is a modern end-townhouse situated on a well-regarded residential development in the heart of Woodville, enjoying an attractive outlook to the front. Ideally located for access to Swadlincote, Ashby-de-la-Zouch, and Burton-on-Trent, the property offers comfortable and contemporary living in a convenient setting, perfect for first-time buyers, young families, or those looking to downsize.

Upon entry, a double-glazed front door opens into a welcoming entrance hallway with stairs rising to the first floor. A guest cloakroom is located off the hall, offering a WC, hand wash basin, and a side-facing window providing natural light. To the front of the property, the kitchen is fitted with a range of cream gloss wall and base units with integrated oven, gas hob, and extractor fan. There is space for freestanding appliances, including a washing machine and fridge freezer, along with a concealed gas-fired combination boiler, and a double-glazed window overlooking the attractive front aspect.

The rear of the home features a spacious open-plan lounge diner with French patio doors and side windows opening out to the rear garden. This bright and inviting living space also benefits from a generous walk-in storage cupboard.

The first floor landing enjoys a window to the side elevation and leads to three well-proportioned bedrooms. The master bedroom, overlooking the rear garden, includes a built-in wardrobe. A second double bedroom is positioned to the front of the property, while the third is a comfortable single room. The family bathroom is fitted with a modern white suite comprising a WC, hand wash basin, and a panelled bath with shower over, complemented by wall tiling, a glass screen, and a double-glazed front window.

Outside, the rear garden is enclosed with fenced boundaries and features a lawned area and paved patio, with gated access leading to the allocated parking space and a single garage located within a nearby block. Offered for sale with no upward chain and immediate vacant possession, the property benefits from gas central heating and UPVC double glazing throughout. Viewings are strictly by appointment only.

**Hallway**

**Guest Cloakroom**

**Fitted Kitchen**

3.38m x 2.26m (11'1 x 7'5)

**Lounge Diner**

4.29m max x 4.34m max (14'1 max x 14'3 max)

**Bedroom One**

4.14m max x 2.36m (13'7 max x 7'9)

**Bedroom Two**

3.61m x 2.36m (11'10 x 7'9)

**Bedroom Three**

2.77m x 1.88m (9'1 x 6'2)

**Bathroom**

1.91m x 1.88m (6'3 x 6'2)

**Garage & Driveway**

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

The property information provided by Nicholas Humphrey Estate Agents 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. 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.







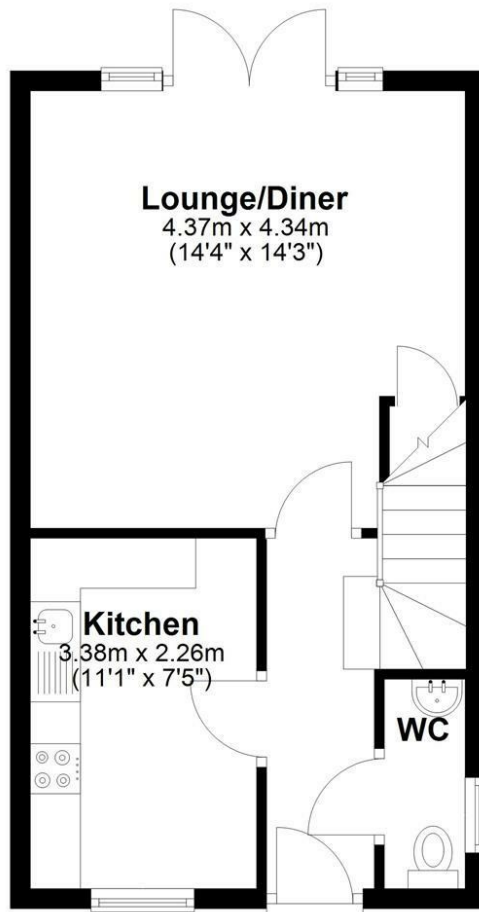




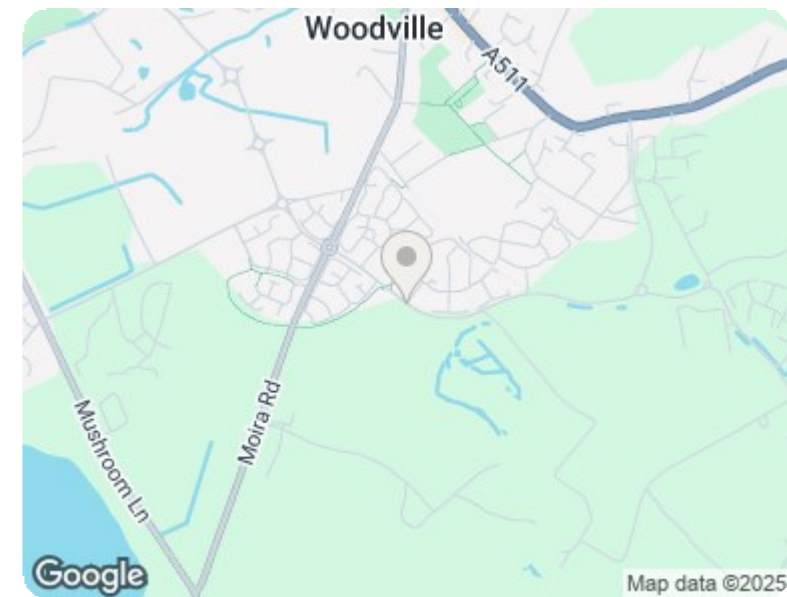
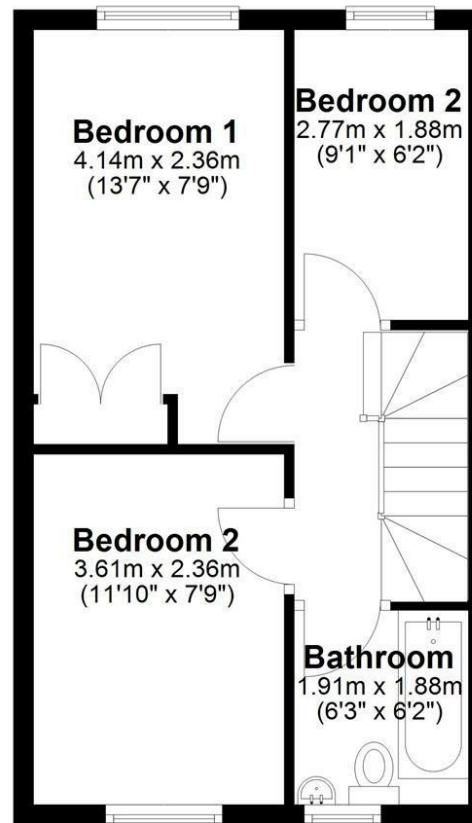





## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band B**

**Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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