



**Blueberry Way, Woodville, Swadlincote, DE11 7GX**

Nicholas  
**Humphreys**

**Asking Price £310,000**



**\*\* Spacious Family Residence \*\* Generous Accommodation \*\* Four Double Bedrooms \*\* No Upward Chain \*\***

An attractive detached family home set within a popular residential location, close to Swadlincote, Burton-on-Trent, and Ashby-de-la-Zouch. The property offers a welcoming hallway with guest cloakroom, front lounge with feature fireplace and bay window, separate dining room with French patio doors opening onto the rear garden, and a fitted dining kitchen with adjoining utility room and access to the integral garage.

The first floor features four generous double bedrooms bedrooms, including a master with fitted wardrobes and en-suite, plus a family bathroom with both bath and separate shower. Outside, there is ample driveway parking, front lawn, and a landscaped rear garden with patio, shaped lawn, resin sun terrace, and children's summer house.

This home is UPVC double-glazed and gas centrally heated. Offered for sale with no upward chain and vacant possession. Viewing strictly by appointment only.



**The Accommodation**

An attractive detached family home occupying a desirable residential location within Woodville, conveniently positioned for access to Swadlincote, Burton-on-Trent, and Ashby-de-la-Zouch.

Set back from the road behind a pressed resin driveway providing ample off-road parking for several vehicles, the property enjoys a neatly maintained front lawn garden, side gated access leading through to the rear garden, and an integral garage.

The home is entered via a double-glazed front door leading into a welcoming reception hallway, with a staircase rising to the first-floor accommodation, a useful understairs recess, a built-in cloaks cupboard, and internal doors leading off to the ground floor accommodation. The guest cloakroom is fitted with a WC, pedestal hand wash basin, radiator, and extractor fan.

Positioned to the front aspect, the lounge offers a comfortable and light-filled living space, with the focal point being a living flame coal-effect gas fire set within an Adams-style surround and marble hearth. A UPVC double-glazed bay window overlooks the front elevation, with a double radiator and double doors opening through to the formal dining room. The dining room enjoys a pleasant outlook across the enclosed rear garden through UPVC double-glazed French patio doors, with a double radiator and an internal door leading to the dining kitchen.

The dining kitchen is well appointed with a selection of base cupboards and drawers, matching wall units, built-in oven and grill, four-ring gas hob, and stainless steel sink unit. There are freestanding appliance spaces, a UPVC double-glazed window overlooking the garden, and room for a small dining table and chairs. A door leads through to the utility room, which offers further work surfaces, additional appliance spaces, plumbing for a washing machine, a wall-mounted gas-fired central heating boiler, radiator. From the utility room, a door provides internal access to the garage and another leads out to the rear garden. The integral garage includes an up-and-over front door, power and lighting, and an internal door back into the utility room.

To the first floor, a spacious landing provides access to the loft space, airing cupboard housing the immersion hot water cylinder, and doors leading to the principal bedrooms. The master bedroom, positioned to the front elevation, features built-in wardrobes and access to a modern fitted en-suite shower room, comprising WC, hand wash basin, double walk-in shower enclosure with thermostatic shower, radiator, shaver point, and UPVC double-glazed window.

There are three further double bedrooms, each well-proportioned, with the second bedroom on the front elevation including built-in wardrobes, the third bedroom enjoying views over the rear garden with wardrobes, and the fourth generous bedroom also overlooking the rear aspect.

The main family bathroom offers a four-piece white suite, including WC, pedestal hand wash basin, panel bath with mixer shower tap, and separate shower enclosure with thermostatic shower, extractor fan, shaver point, and UPVC double-glazed window.

Outside, the rear garden is attractively landscaped, featuring a resin patio area, shaped lawn with borders, a further resin sun patio ideal for outdoor seating, and a children’s summer house included within the sale. The garden is enclosed by timber screen fencing for privacy.

This superb detached residence benefits from full UPVC double glazing and gas central heating, offering generous and versatile family accommodation throughout. Conveniently situated for commuter routes including the A38, A42 and A50, and offered for sale with no upward chain and immediate vacant possession, early viewing is highly recommended. We politely request all internal viewings are strictly by appointment only through Nicholas Humphreys Estate Agents.

**Reception Hallway**

**Guest Cloakroom**

**Lounge**  
4.67m x 3.28m (15'4 x 10'9)

**Dining Room**  
3.89m x 2.44m (12'9 x 8'0)

**Kitchen Diner**  
3.68m x 2.90m (12'1 x 9'6)

**Utility Room**  
2.92m x 1.55m (9'7 x 5'1)

**Garage**  
5.31m x 2.57m (17'5 x 8'5)

**First Floor**

**Master Bedroom**  
4.52m x 3.73m (14'10 x 12'3)

**En-suite Shower Room**

**Bedroom Two**  
4.80m x 2.67m (15'9 x 8'9)

**Bedroom Three**  
3.61m x 3.10m (11'10 x 10'2)

**Bedroom Four**  
3.25m x 2.67m (10'8 x 8'9)

**Bathroom**  
2.18m x 1.96m (7'2 x 6'5)

**Front & Rear Gardens**

Property construction: Standard  
Parking: Drive & Garage  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: D  
Local Authority: South Derbyshire 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)  
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process. 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.

Draft details awaiting vendor approval and subject to change & Awaiting EPC inspection







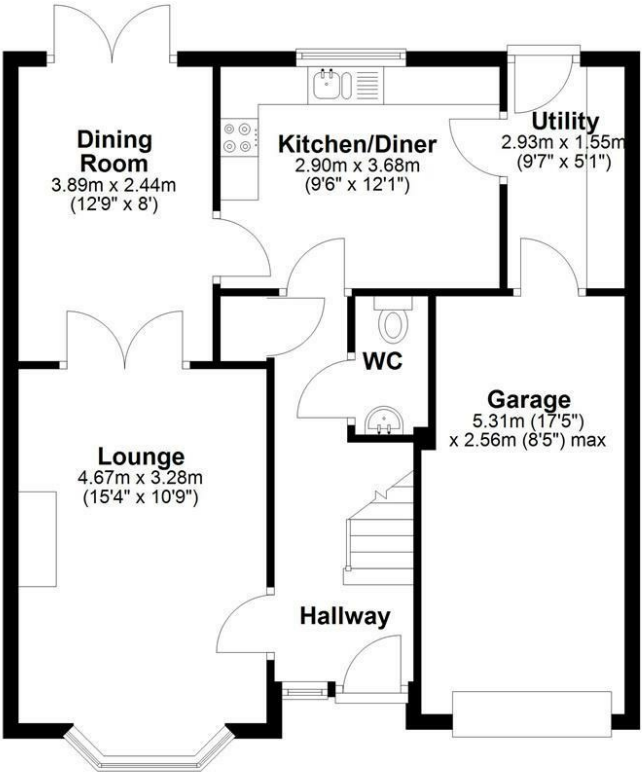




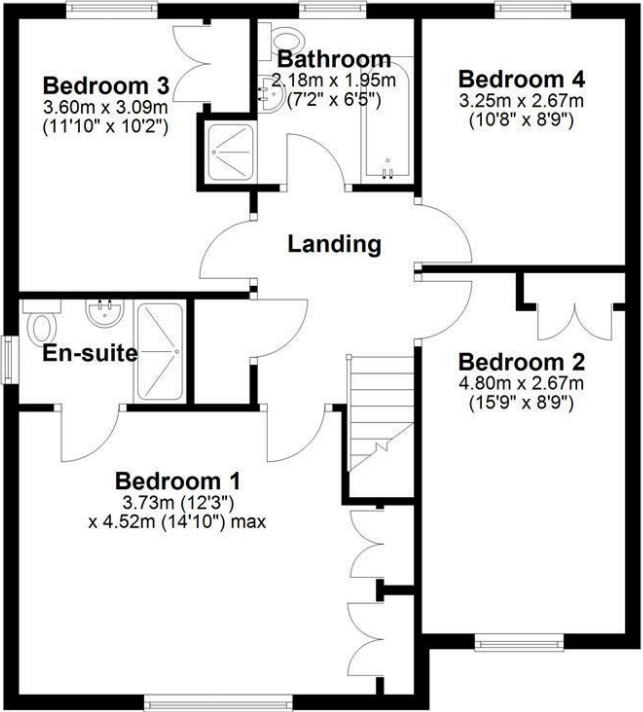




**Ground Floor**




**First Floor**



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Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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 D

## 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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