



Oakway Drive
Woodville
DE11 8FZ

£179,950

A STYLISH MODERN 2 bedroom MID-TOWN HOUSE with DOUBLE WIDTH DRIVEWAY & parking for 2 cars, BEAUTIFULLY PRESENTED in SHOW-HOME CONDITION, an IDEAL FIRST BUY or BUY to LET, entrance hall, cloakroom/wc, FITTED KITCHEN, spacious lounge, 2 DOUBLE BEDS, bathroom, LONG REAR GARDEN with patio



Property Features

- Mid Town House
- Ideal Starter Home
- Beautifully Presented
- Parking 2 Cars
- Long Garden
- 2 Double Beds
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Popular Development

Full Description

Perfectly positioned within a quiet cul de sac on the popular Treetops development on the fringe of Woodville, this is a great opportunity to acquire a modern 2-bedroom mid-town house, constructed by Taylor Wimpey Homes in 2017 under a 10-year NHBC with 6 years remaining.

Beautifully presented and with new carpets just fitted throughout, the property is the ideal First Time Buy or Buy to Let, it's both economic to run and low in maintenance and enjoys a highly efficient Energy Efficiency Rating of B.

Just off Oakway Drive the property is set back behind a double width drive providing car parking for two cars right outside the front door, making the property instantly accessible and having the benefit of rear pedestrian access to the rear into the rear garden.

Internally you are welcomed by the entrance hall with stairs rising to the first floor, cloakroom/wc, fitted kitchen with built in oven and hob, the spacious rear lounge overlooks the rear garden with French doors.

On the first floor are two good sized double bedrooms with the main bedroom having built in wardrobes and useful storage cupboard. The main bathroom enjoys a stylish three piece suite with shower over the bath.

The long enclosed lawned rear garden is a real benefit, enjoying a sunny rear aspect with patio, ideal for outdoor entertaining.

Forming part of the recently completed and popular Treetops Development, which conveniently lies just off Hepworth Road, easily accessible and providing ease of access onto Ashby Road leading into both Woodville and Swadlincote, along with Ashby de la Zouch approximately 3 miles distant.

Woodville boasts an excellent range of local amenities including Woodville Infant School, Tesco Express, Takeaways, regular Bus service into Burton on Trent and Swadlincote. Woodville is also convenient for the National Forest with Conkers Visitor Centre, Moira Furnace and Hicks Lodge with its many cycle paths and walks all within 10 minutes drive.

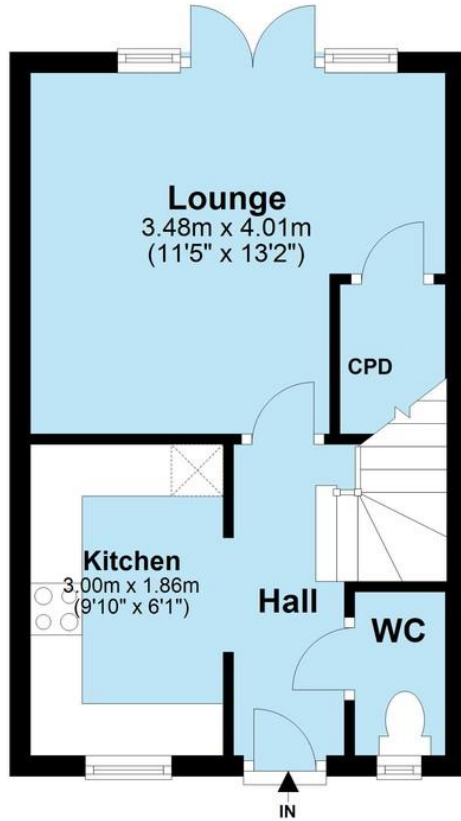
TENURE The property is Freehold

COUNCIL TAX The property is in Band B

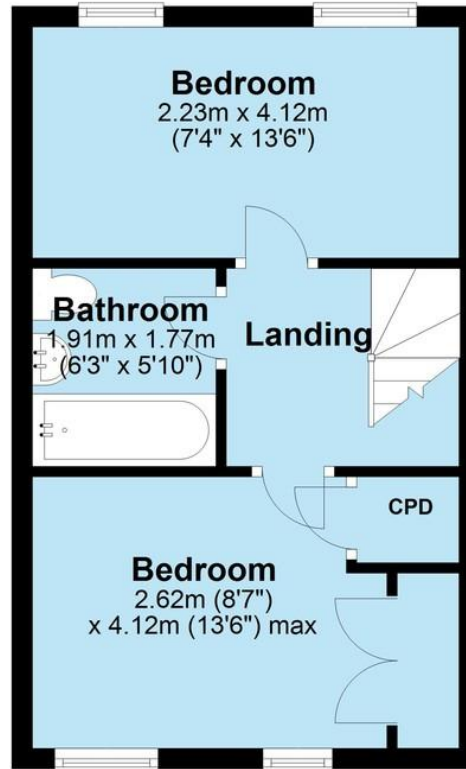




Ground Floor



First Floor



Total area: approx. 55.1 sq. metres (593.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements