

SCARGILL MANN & CO.

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31 Merlin Way

Woodville, Swadlincote, Derbyshire DE11 7QU



A superbly re-modelled and renovated three bedroom detached residence set on this most popular development. A must-see property with modern and beautifully presented accommodation throughout.

- Superb and extended detached residence • Beautifully presented throughout
- Excellent size lounge/diner • Immaculate kitchen with breakfast bar and french doors to garden
 - Three well presented bedrooms • Well appointed bathroom
 - Fully enclosed garden • Ample parking to the front
- **VIEWING ESSENTIAL** •

Price £215,000



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

This superbly renovated residence has been skilfully remodelled by the current owners to create a fabulous family home. A block paved driveway allows for ample parking and leads to the front door. From the hallway stairs lead off to the first floor and a further door gives access to a good size lounge/diner with under-stairs storage and a door leads into the immaculately presented kitchen with breakfast bar and french doors leading out to the rear decked terrace with garden beyond. To the first floor are three well-presented bedrooms and a beautifully appointed bathroom.

Outside, gates from the front lead through to the fully enclosed rear garden with its lawn, herbaceous borders and decked terrace.

LOCATION

Merlin Way is situated on the popular and conveniently located 'Birds Estate' in Woodville. There are local amenities close by with a Tesco local, restaurants and public inns, along with a wide range of amenities available in Swadlincote, Burton upon Trent and Ashby de la Zouch which are all just a short drive away, as well as the National Forest and the commuter routes of the A50/M1 and M42.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

ENTRANCE HALL

Having stairs to first floor landing and door to lounge.

LOUNGE/DINER 3.56m min 4.66m max x 6.97m (11'8" min 15'3" max x 22'10")

With two windows to front aspect, further window to side aspect, coving to ceiling, ceiling light points, attractive wood effect flooring, contemporary style radiators, useful under-stairs storage cupboard and door to:

SUPERBLY APPOINTED BREAKFAST KITCHEN 4.64m x 2.39m (15'3" x 7'10")

Fitted with a range of grey hi-gloss base and drawer units with matching wall mounted and larder units. Attractive worktops with matching up-stands are inset with a black composite one and a quarter sink and side drainer with mixer tap over plus a five ring gas hob with attractive splash back and contemporary extractor fan over. Further integrated appliances include a fridge, freezer and double oven. Plumbing and space for washing machine and dishwasher. Breakfast bar area, two Velux windows, window overlooking the rear garden and french doors with glazed side panels provide access onto the rear decked terrace.

FIRST FLOOR ACCOMMODATION

LANDING

With attractive glass balustrade and doors leading off.

BEDROOM ONE 3.39m x 2.60m (11'1" x 8'6")

With window to rear aspect, radiator and ceiling light point.



BEDROOM TWO 2.39m x 3.52m (7'10" x 11'7")

With window to front aspect, radiator and ceiling light point.

BEDROOM THREE 1.99m x 2.34m to wardrobe fronts (6'6" x 7'8" to wardrobe fronts)

Having window to front aspect, radiator, ceiling light point and built-in wardrobe with sliding door providing hanging space and shelving.

MODERN FITTED BATHROOM 2.11m x 2.58m (6'11" x 8'6")

Beautifully appointed with a panelled shower-bath with mixer taps and separate electric shower over with glazed bi-fold side screen, vanity unit with storage below and wash hand basin inset, fitted w.c with additional drawers and storage cabinets. Obscure window to front aspect, recess ceiling down-lights, attractive tiling to walls and radiator.

OUTSIDE AND GARDENS

The property is set back from the road behind a block paved driveway providing ample car standing space.

Double gates provide access to the fully enclosed rear garden having decked terrace area, lawn and herbaceous borders.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band C

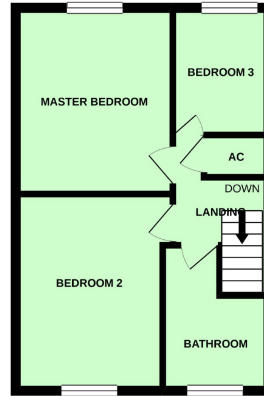
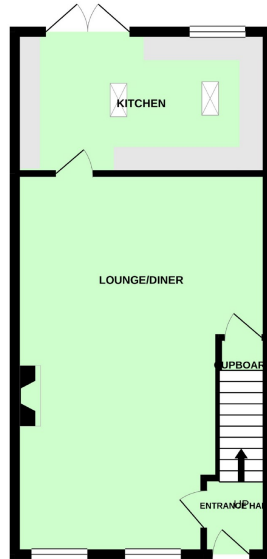
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW February 2021)/DRAFT

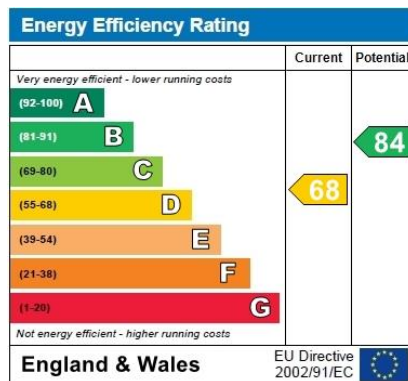


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. [rickwall.com](http://www.rickwall.com) 10/2013



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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BURTON UPON TRENT
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MATLOCK
LETTINGS
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8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620
 Tel: 01283 520490
 Tel: 01629 823489

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk
 tutbury@scargillmann.co.uk
 Wirksworth@scargillmann.co.uk