

Rothmar, 132, Ashby Road, Woodville, Derbyshire, DE11 7BY

HOWKINS & HARRISON

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Woodville,
Derbyshire, DE11 7BY

Offers in excess of: £450,000

An individually styled and substantially extended and improved four-bedroom detached family home, offering 1366 sqft of beautifully well-presented accommodation, set within a generous plot along Ashby Road.

The property has been thoughtfully improved to provide a superb balance of modern open-plan living and practical family space, with a standout kitchen/diner spanning the full width of the rear and opening onto a contemporary patio and landscaped garden. Internally, the accommodation includes a welcoming living room with bay window, a versatile home office, utility and ground floor WC, whilst to the first floor are four bedrooms, including a principal suite with walk-in wardrobe and en-suite, alongside a family bathroom. Externally, the property benefits from a large gravelled driveway providing ample off-road parking, with a particularly impressive rear garden extending to a good depth, enjoying a high degree of privacy and open aspects beyond.

The property occupies a convenient yet semi-rural position on the edge of Woodville, with countryside views to the rear while remaining well placed for access to nearby towns and commuter routes.







Location

132 Ashby Road is situated in the popular South Derbyshire village of Woodville, offering a convenient position within easy reach of a range of local amenities including shops, schooling and leisure facilities. The area benefits from a variety of everyday services, with more comprehensive shopping and recreational opportunities available in nearby Swadlincote, Ashby-de-la-Zouch and Burton upon Trent. The property is well placed for commuters, with excellent road links via the A511, A444 and A42/M42 motorway network, together with rail services available from Burton upon Trent providing access to Birmingham and Derby. Importantly, the property falls within the catchment area for Ashby-de-la-Zouch schools, including Ashby CofE School and Ivanhoe School, making it particularly appealing to families.

Travel Distances

Swadlincote – 2 miles
Ashby-de-la-Zouch – 3 miles
Burton upon Trent – 6 miles
Derby – 15 miles
Birmingham City Centre – 30 miles
A42 (J13) – 3 miles
M42 – 6 miles
Burton upon Trent Railway Station – 6 miles (services to Birmingham and Derby)
East Midlands Airport – 12 miles
Birmingham Airport – 30 miles



Accommodation Details - Ground Floor

The property is entered via a traditional style front door into a welcoming entrance hall, featuring a striking chequered tiled floor and staircase rising to the first floor, with useful understairs storage. To the front, the living room is a cosy yet stylish space, centred around a feature fireplace with log-burning stove, complemented by a bay window allowing for excellent natural light.
From the hall, access leads through to the impressive open-plan kitchen/diner, undoubtedly the heart of the home. The kitchen is fitted with a range of contemporary units and integrated appliances, centred around a large island with breakfast seating. This space opens seamlessly into a dining and seating area, enhanced by a feature wall and ample room for entertaining. Large bi-fold doors span the rear elevation, flooding the space with light and providing direct access onto the patio and garden, creating a superb indoor-outdoor flow. A utility room and ground floor WC add practicality, while a separate home office offers a versatile space ideal for remote working or additional reception use.

First Floor

To the first floor, a central landing gives access to four bedrooms. The principal bedroom is positioned to the rear, enjoying pleasant views over the garden and beyond, and benefits from a walk-in wardrobe and stylish en-suite shower room, creating a comfortable and private retreat.
There are two further well-proportioned bedrooms, along with a fourth bedroom which is ideally suited as a nursery, study or dressing room. The family bathroom is beautifully appointed with a contemporary three-piece suite, including a bath with black-framed shower screen and shower over, WC, vanity wash hand basin, feature tiling, patterned flooring and heated towel rail.











Outside

Externally, the property is set back from the road with a generous gravelled driveway providing ample parking. To the rear, the garden is a particular highlight, featuring a stylish paved seating terrace leading onto a well-maintained lawn, enclosed by mature hedging and enjoying a good degree of privacy, ideal for both entertaining and family life.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Extended four-bedroom detached family home
- Impressive open-plan kitchen/diner
- Separate bay-fronted living room
- Versatile ground floor home office
- Principal bedroom with en-suite
- Generous private south westerly facing rear garden
- Ample driveway parking provision
- Countryside views to the rear
- Close to amenities and commuter road links















Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

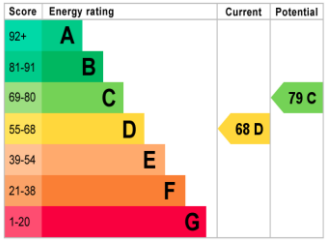
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

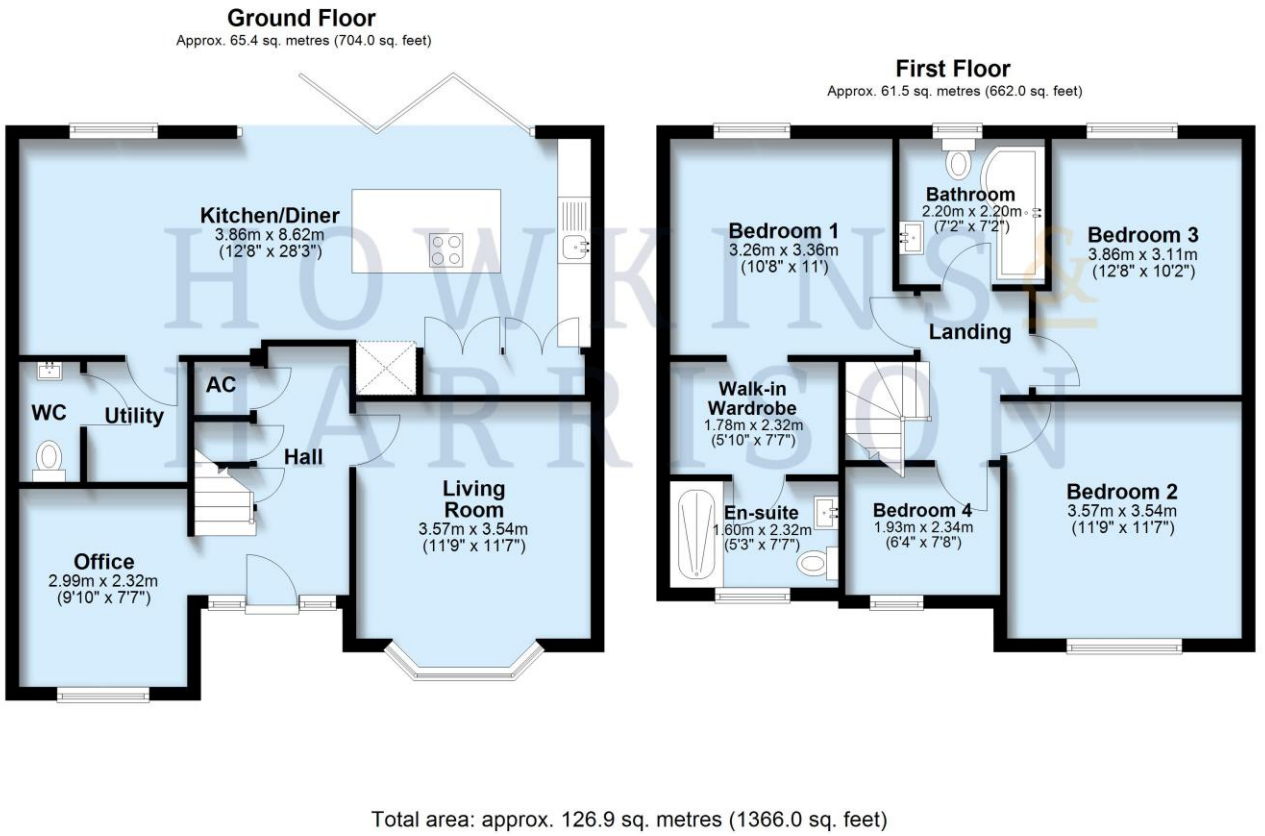
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - D





Total area: approx. 126.9 sq. metres (1366.0 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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