

# 17 Calwich Close

Woodville, Derbyshire, DE11 8DR



Exceptionally spacious modern detached family home with contemporary accommodation arranged over three storey's.

Reception Hall, Cloakroom/w.c, Lounge, Open Plan Family/Dining Room and Kitchen, Utility Room, Landing, Master Bedroom, En Suite Shower, Balcony, Three Further Bedrooms, Family Bathroom, Second Floor Landing, Guest Suite with Bedroom, Dressing Room and Shower Room, Broad Tarmacadam Drive, Garage, Enclosed Garden with Tree Belt to rear

Guide Price £269,950

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*Distinctly*

**John German** 

### Directions

From Burton upon entering Woodville, turn right before the Clock island into Frederick Street, continue into Bernard Street, then turn right into Calwich Close and proceed to the left whereupon the house will be found at the end of the cul-de-sac.

### Accommodation

Solid composite door to **Reception Hall**, with **Cloakroom/w.c.**, stairs off and under stairs cloaks cupboard.

Well proportioned **Lounge** with bay window to front, and a spacious **Family Dining/Living Room** having square bay to rear with PVCu double glazed French doors, **Utility Room** with door to side and a wide opening to the **Kitchen**, fitted in a contemporary style with inset four ring electric hob, extractor hood over and built in oven, integrated fridge freezer and dishwasher, earthstone worktops with inset one and a half bowl stainless steel sink and mixer tap, tiled splash backs, kickspace heater and halogen ceiling lights.

### First Floor

Spacious landing with stairs off to second floor and airing cupboard.

**Master Bedroom** with French doors to **Balcony**, built in double wardrobe and **En Suite Shower Room**, **Three Further Bedrooms** and **Family Bathroom** with white and chrome three piece suite.

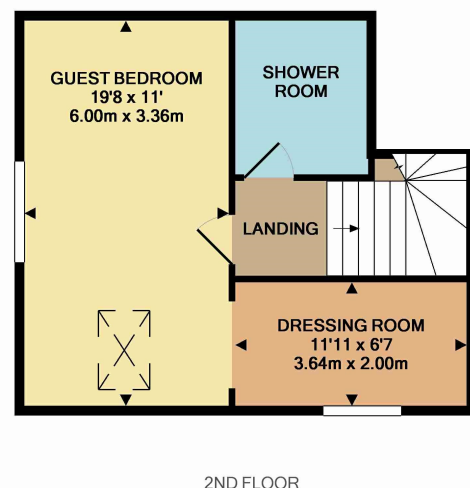
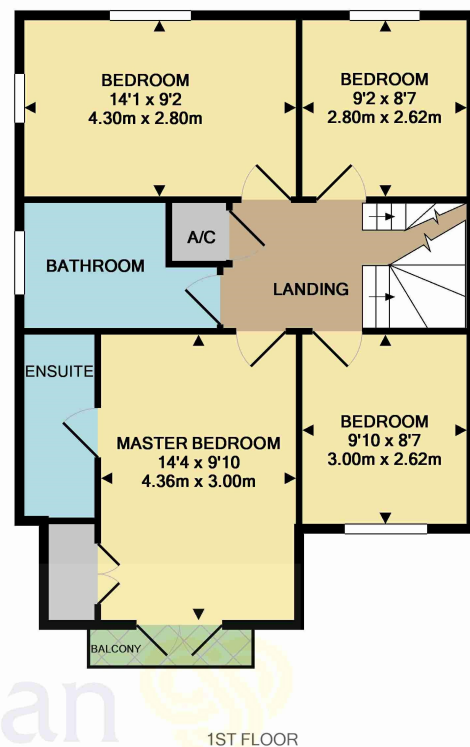
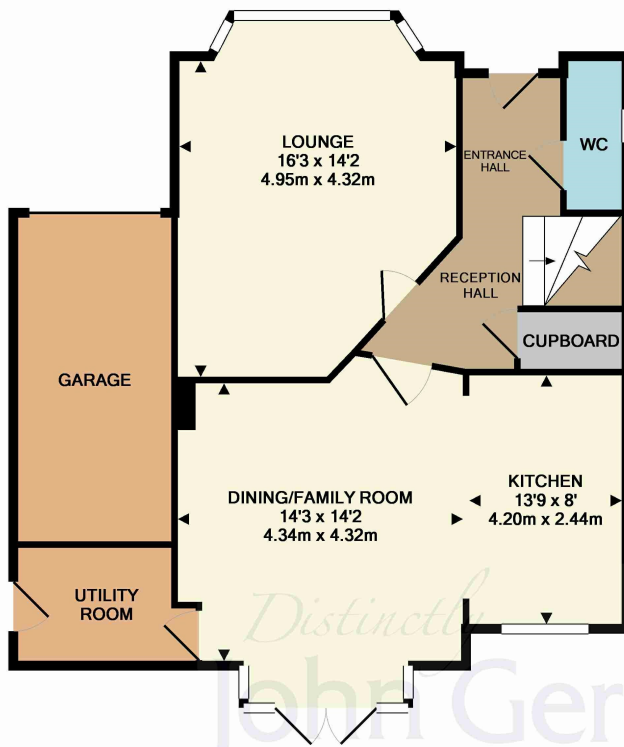
### Second Floor

Landing with a good sized **Shower Room** with glazed shower cabinet, low level w.c and pedestal wash hand basin, and a super **Large Guest Bedroom** with en suite **Dressing Room**.

### Outside

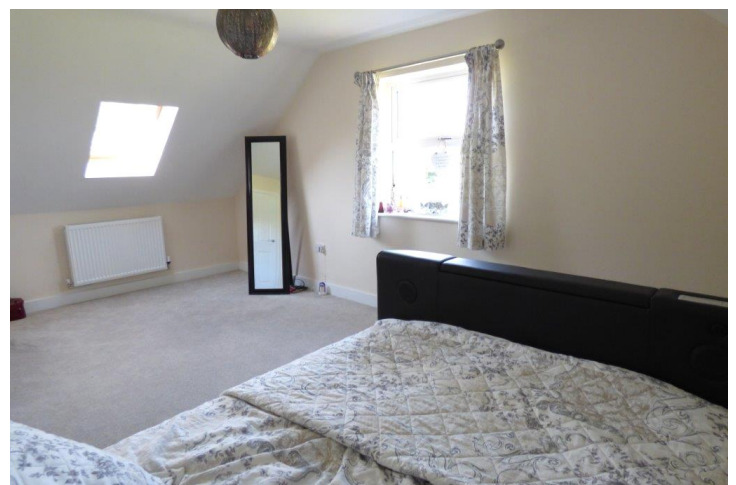
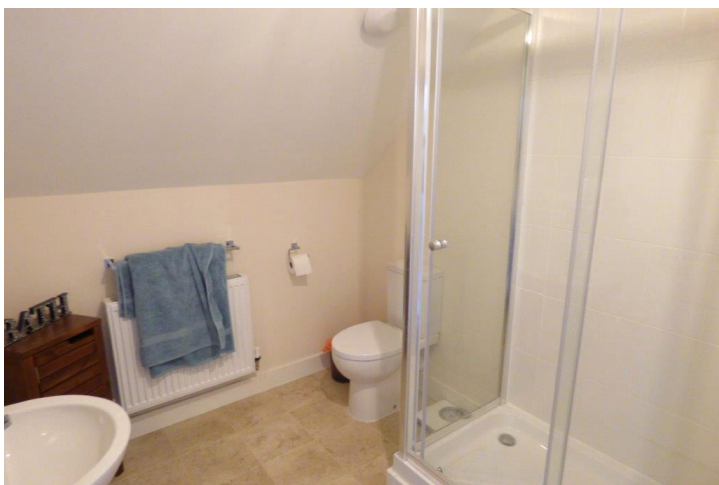
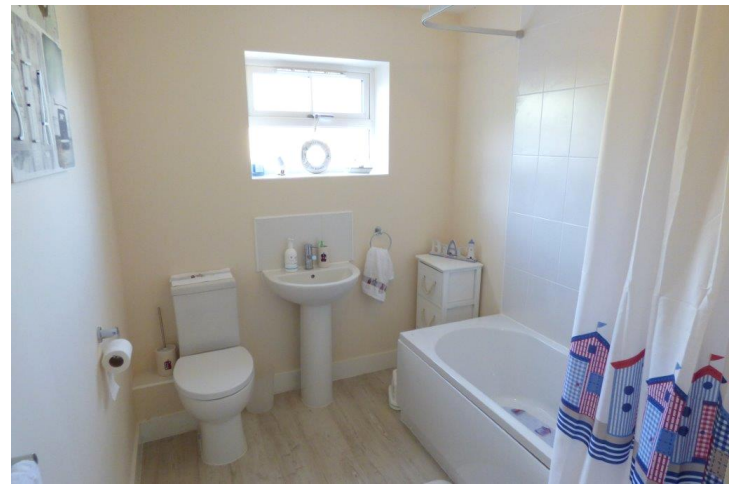
Broad tarmacadam drive blanked by lawned garden, leading to **Garage**.

Side access to enclosed rear garden backing onto a tree belt, having a paved patio and lawns. Outside tap.



### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015





**Tenure**  
 Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

**Services**  
 Mains (water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability).

**Local Authority**  
 South Derbyshire District Council

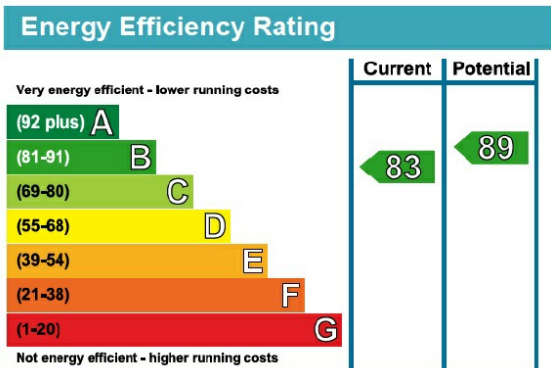
**Useful Websites**  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)  
[www.south-derbys.gov.uk](http://www.south-derbys.gov.uk)  
[www.south-derbys.gov.uk/planning](http://www.south-derbys.gov.uk/planning)

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 (DRAFT - Awaiting approval, may be subject to amendment)  
 SMR/PMS/KLT/C0721

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**Measurements**  
 Please note that our rooms sizes are quoted on a wall to wall basis.

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<b>Burton Upon Trent</b> 01283 512244	<b>East Leake</b> 01509 856006	<b>Lichfield</b> 01543 419121
<b>London</b> 020 7839 0888	<b>Loughborough</b> 01509 239121	<b>Stafford</b> 01785 236600
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