

Alexanders



# The Brambles

Swadlincote



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- A lovingly maintained family home
- Dual aspect sitting room
- Modern kitchen/diner with Neff appliances
- Three good sized bedrooms and family bathroom
- Principal bedroom with ensuite
- Recently landscaped rear garden
- Small bespoke development
- Sold with remainder of 10-year build warranty
- EPC Rating B / Council Tax Band C / Freehold

### General Description

Alexanders of Ashby-de-la-Zouch are delighted to welcome to the market this exceptional modern three bedroom family home, located within "The Brambles" a small development of bespoke detached properties nestled between Woodville and Boundary. The property is offered to the market in superb order with a modern, contemporary interior and an abundance of space for a growing family.

Constructed in 2019, the property is offered to market with the remainder of its 10-year build warranty. Since new the current owners have maintained and updated the property with a newly laid block paved driveway and well landscaped garden with decked area, raised beds and the rest laid to lawn.

Internally the property is finished to a high specification with NEFF appliances, modern units, and quartz worktops within the kitchen/ dining room.

Within the property, expect to find living space laid across two floors to comprise in brief: Entrance hall, kitchen/ diner, WC and large front to back sitting room with French doors out onto the seating terrace. Upstairs are two generous double bedrooms, with the main bedroom having space for dressing area and a beautifully appointed en-suite shower room. There is also a further large single bedroom and contemporary bathroom.



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**Location**

The Brambles is situated off the much sought after Ashby Road on the border of Woodville and Boundary. Within walking distance to a range of shops, close by bus routes to the nearby town of Ashby-de-la-Zouch.

**Viewings**

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

**Tenure**

Freehold.

**Services**

We are advised that mains gas, electricity, water, and drainage are connected.

**Local Authority**

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH (Tel: 01283 595795). Council Tax Band C.

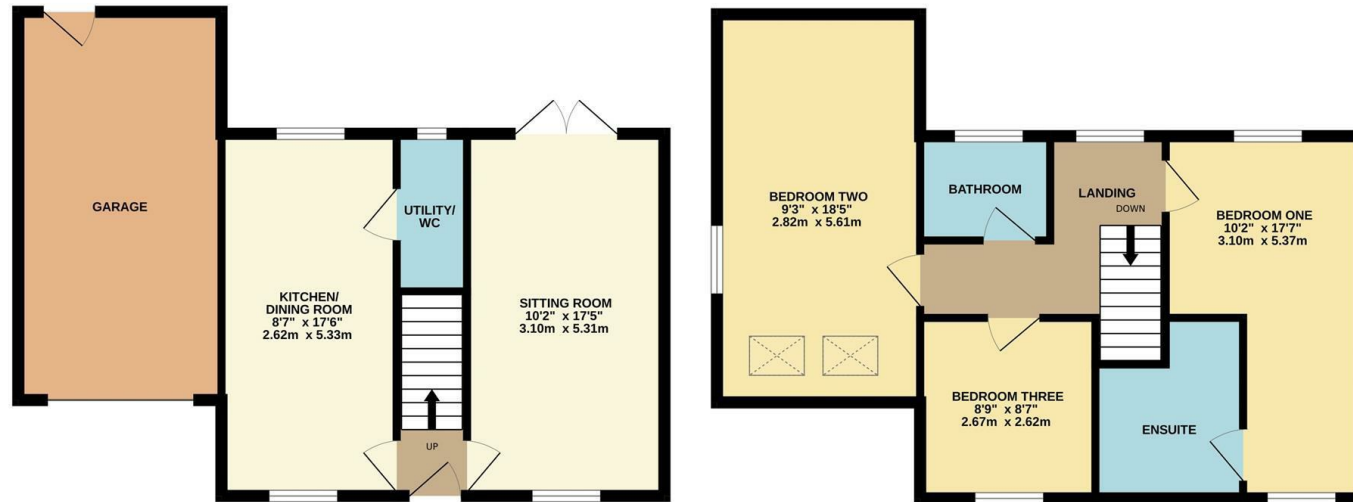
**Measurements**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Money Laundering**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1129 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.  
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.