





*** SUMMER 2023 & WINTER 2023 ***

Sitting above Swadlincote town, adjacent to a golf course, you'll find a new neighbourhood of homes. Here, surrounded by the National Forest, a new community is beginning to take shape.

With views down over the town, country walks all around you and space to enjoy, this is a peaceful location away from the hustle and bustle. There's plenty of amenities and family entertainment just down the road, with shops, places to eat out and a cinema. For sporty families that love to keep active there's a lot to enjoy including snow sports, boxing, skating, basketball and swimming. Local parks and forest trails are just waiting to be explored at weekends, with spaces to walk the dog, run and cycle.



ABODE
SALES & LETTINGS

The Blackwell

The symmetry of this home creates a beautiful frontage with a welcoming entrance. A contemporary spacious home, it has been designed for couples and young families with great living accommodation that provides good entertainment space and good family living space. The open plan kitchen and dining room is really bright with French doors leading out onto a private garden and additional windows to add to the light airy space. The kitchen is designed and manufactured by a British kitchen company, complete with appliances and a great peninsula looking over the dining and family space. There is an innovative utility zone providing ideal space for laundry appliances without compromising kitchen space. There is plenty of space for dining and for casual seating overlooking the garden. When you want to work from home, there is a great study with built-in storage. The living room is also designed with light at its core, with double doors leading onto the garden at the rear and a large picture window to the front.

Upstairs there are four good-sized bedrooms and a family bathroom. The landing is a good size with light from a feature window. The master bedroom has built in wardrobes and its own en-suite with your choice of Porcelanosa tiling to complement the contemporary white sanitaryware. Outside, there is a private paved driveway and separate single garage.

Your home also comes with a 10-year warranty for added peace of mind.



1,622 sq. ft.

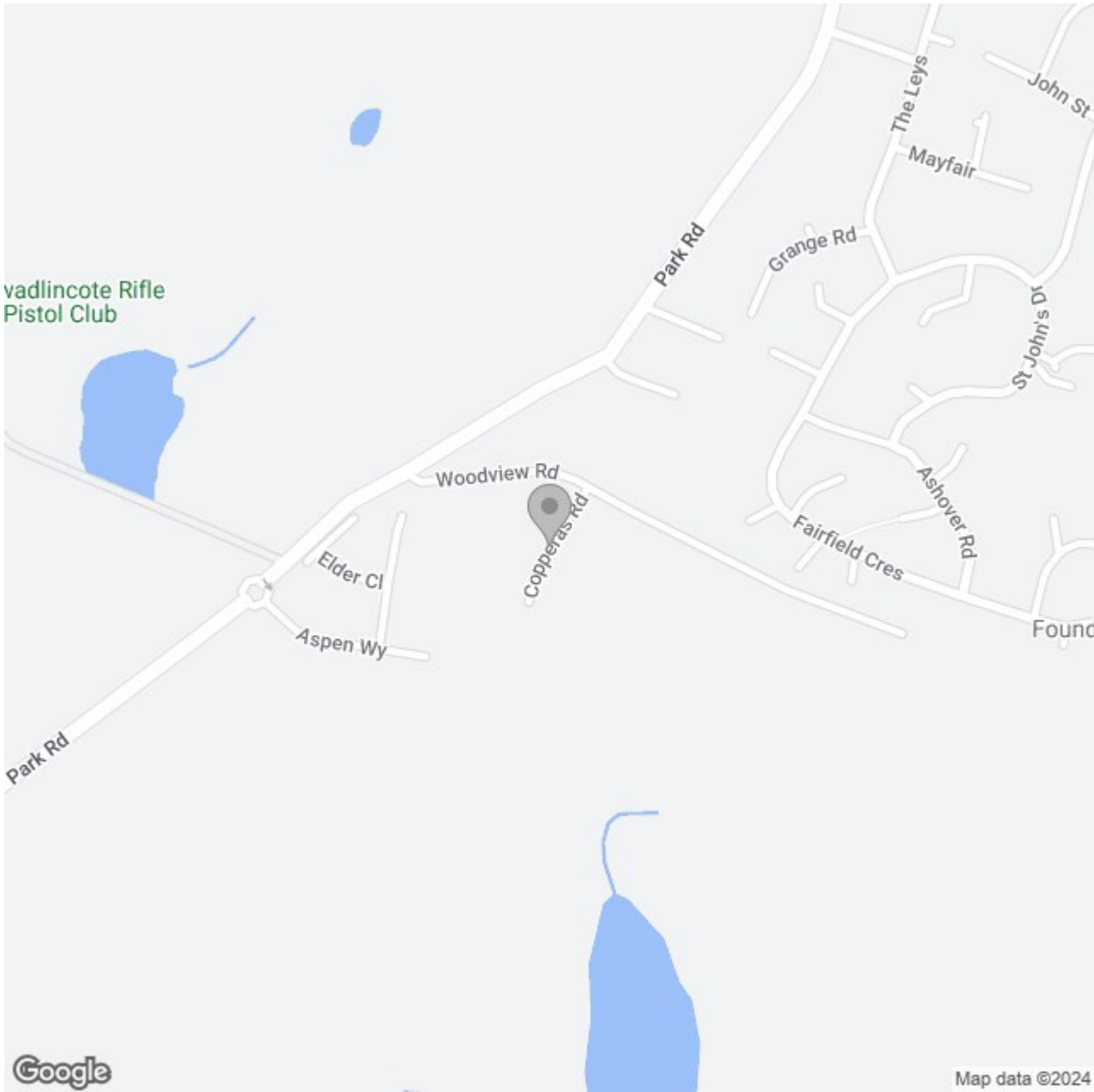
Expected energy rating: B

Estimated council tax band: F









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	