



HOPKINS & DAINTY
E S T A T E A G E N T S



Butt Lane

Blackfordby, Swadlincote, DE11 8BG

£452,995



HOPKINS & DAINTY of TICKNALL are pleased to offer THE ELVASTON. A BRAND NEW DAVIDSONS HOME on the popular SPIRES VIEW development in Blackfordby.

The Elvaston is a 4 bedroom, double fronted detached house with a detached garage.

Comprising entrance hall, WC, lounge, kitchen/diner, separate utility room and separate dining room to the ground floor. Dependent on the stage of build you can choose your brand new kitchen from our specially selected range.

To the first floor there is an en-suite to the master bedroom, 2 double bedrooms, en-suite to bedroom 2, one further bedroom and the family bathroom fitted with Roca sanitary ware and Porcelanosa tiles as standard. Rear garden laid to lawn with paved patio area.

To find out more about the excellent specification offered on this home please call the Sales Manager today on 01283-808727.



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SPIRES VIEW

Spires View, Blackfordby is a fantastic new development of 2,3, 4 & 5 bedroom homes located in the picturesque village of Blackfordby in Leicestershire. Boasting a wealth of local amenities and excellent transport links Spires View is perfectly positioned to benefit from the convenience of modern day living yet with the beauty of the Leicestershire countryside on your doorstep making Spires View the perfect place to call home.

THE ELVASTON

The Elvaston has been thoughtfully designed to create interesting features and offer a flexible and comfortable living space. The home has a private turfed garden, double garage and traditional features including Georgian inspired windows and coach lights flanking the front door. Once inside, the hallway has double doors which open to a dual aspect lounge, with French doors to the rear garden. To the left of the entrance door is a formal dining room, which could also be used as a study or playroom. There is also a storage cupboard and downstairs designer cloakroom off the hallway. The hub of this family home however is sure to be the kitchen, family room and dining area. This open plan room features a kitchen area with central island and space for a family seating area or breakfast/dining table – ensuring it is a social space for the family to enjoy. The kitchen units include integrated appliances – including AEG oven and extractor fan, microwave dishwasher and fridge freezer. As well as a bay window, this room also benefits from bi fold doors which open out onto the garden. Completing the kitchen is a separate utility room with plumbing for a washing machine and tumble dryer. The staircase leading to the first-floor features oak hand rails. The master bedroom on the first floor has plenty of space for a run of fitted wardrobes, as well as an ensuite which has a designer suite including double shower and Porcelonsa tiles. The family bathroom again has a designer suite which has a bath and separate shower, while bedroom two has an ensuite shower room. Bedrooms two and three are doubles, both with ample space for storage of your choice. Bedroom four is a single bedroom, also with space for storage. Throughout, the house has double glazed windows and central heating, meanwhile television points are thoughtfully placed at a high level and come complete with pre-wired HDMI cabling. At Davidsons, we also help you personalise your new home with everything from your choice of Farrow and Ball paint and a range of extras to choose from such as fitted wardrobes and flooring options. We're so proud of our homes that we place our signature rose insignia on the outside of each one, ensuring it can be easily identified as a Davidsons home for generations to come.

Entrance Hall

Guest WC

Lounge 22'3" x 11'11" (6.80 x 3.64)

Dining Room 12'1" x 8'7" (3.70 x 2.63)

Kitchen/Diner 21'5" x 17'11" (6.53 x 5.48)

Utility 6'7" x 5'4" (2.03 x 1.64)

First Floor Landing

Master Bedroom 16'3" x 10'10" (4.96 x 3.31)

En-Suite 9'5" x 5'2" (2.89 x 1.59)

Bedroom 2 12'1" x 11'0" (3.70 x 3.37)

En-Suite 6'4" x 6'3" (1.94 x 1.92)

Bedroom 3 12'1" x 9'11" (3.69 x 3.04)

Bedroom 4 12'0" x 9'8" (3.68 x 2.95)

Bathroom 9'5" x 6'7" (2.89 x 2.03)

Garage

Rear Garden

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

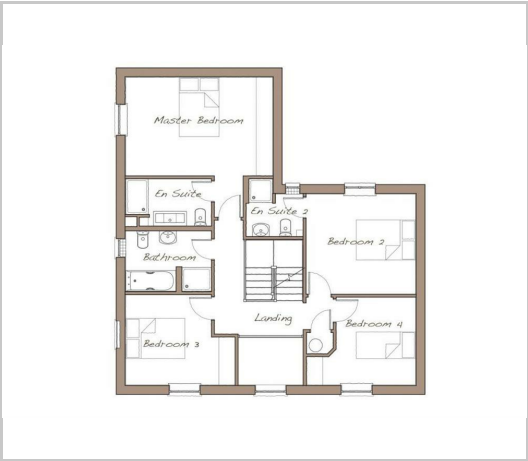
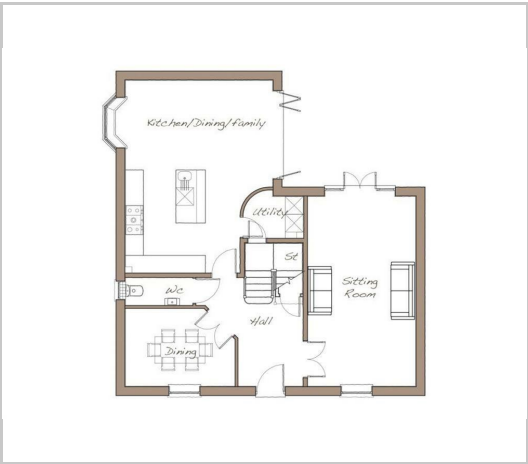
DAVIDSONS HOMES

Please note images and descriptions are for representative purposes only. Davidsons Homes reserve the right to make amendments. For further information please contact the sales Manager on 01283-809403.

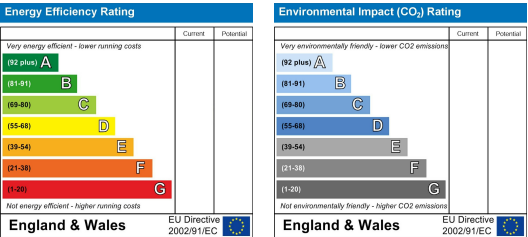
Area Map



Floor Plans



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.