



6 Locker Smith Lane, Swadlincote, DE11 8GQ

£350,000





Brief Description

Nestled in the CHARMING VILLAGE of Blackfordby, this MODERN FOUR-BEDROOM DETACHED house, built by Davidson Homes in 2021, boasts 1,179 sq ft of beautifully presented modern living space that is sure to impress.

Stepping inside, you are greeted by an inviting entrance hall with AMTICO FLOORING that seamlessly flows throughout the ground floor. Offering access to a convenient WC, the living room, under stairs storage, and a staircase leading to the first floor.

The LIVING ROOM IS A SPACIOUS RETREAT with a Bay window offering ample natural light, complemented by fitted blinds providing the ideal space to relax .

At the rear of the home, you'll find the DINING KITCHEN, complete with Amtico flooring, modern wall and base units, integrated appliances including a fridge freezer, double oven, microwave grill, dishwasher, hob, and extraction hood. The metro tiled splashback adds a touch of colour to the space, while FRENCH DOORS open out onto the garden, perfect for alfresco dining and entertaining. There is a separate utility room with space and plumbing for a washing machine and tumble dryer.

Upstairs, a spacious landing awaits, complete with an airing cupboard and loft access. From here, you can access all four bedrooms, each GENEROUSLY SIZED and featuring fitted blinds. The Master bedroom boasts a STYLISH THREE-PIECE ENSUITE, while the family bathroom echoes the same ELEGANT STYLE with its three-piece white suite.

FACING WEST, is the lovely rear garden CAPTURING THE SUN BEAUTIFULLY. The paved patio, lush lawn, and charming bark chip borders all contribute to the serene ambiance of the outdoor space. Privacy is ensured by the enclosed fence boundary, with convenient side gate access.

The front garden boasting soft landscaping and a paved pathway leading to the front door. PARKING IS A BREEZE with the tarmac driveway, providing space for up to three vehicles. Additionally, a SINGLE DETACHED GARAGE with light and power supply offering convenience and extra storage.

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ON THE GROUND FLOOR

Entrance Hall

Ground Floor W.C. 9'11" x 6'10" (3.02m x 2.08m)

Living Room 11'5" x 17'7" (3.48m x 5.36m)

Kitchen Diner 19'10" x 12'11" (6.05m x 3.94m)

Utility Room 4'2" x 5'7" (1.27m x 1.70m)

ON THE FIRST FLOOR

Landing

Master Bedroom 9'1" x 12'8" (2.77m x 3.86m)

En Suite 7'3" x 4'9" (2.21m x 1.45m)



Bedroom 2	8'5" x 11'6" (2.57m x 3.51m)
Bedroom 3	10'8" x 7'7" (3.25m x 2.31m)
Bedroom 4	9'11" x 6'10" (3.02m x 2.08m)
Family Bathroom	6'1" x 6'7" (1.85m x 2.01m)

ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Detached Single Garage	10'2" x 9'2" (3.10m x 2.79m)

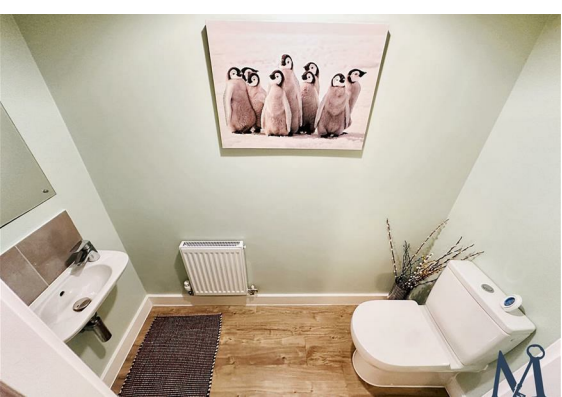
Key Features

- Quiet Cul-De-Sac Village Location
- Sunlit West Facing Rear Garden
- Stunning Living Dining Kitchen
- Spacious Bay Fronted Living Room
- 7 Years NHBC Certificate Remaining
- Master Bedroom With En-Suite
- Large Driveway Parking
- Separate Utility and Ground Floor W.C.
- Detached Single Garage With Power
- Virtual Property Tour Available



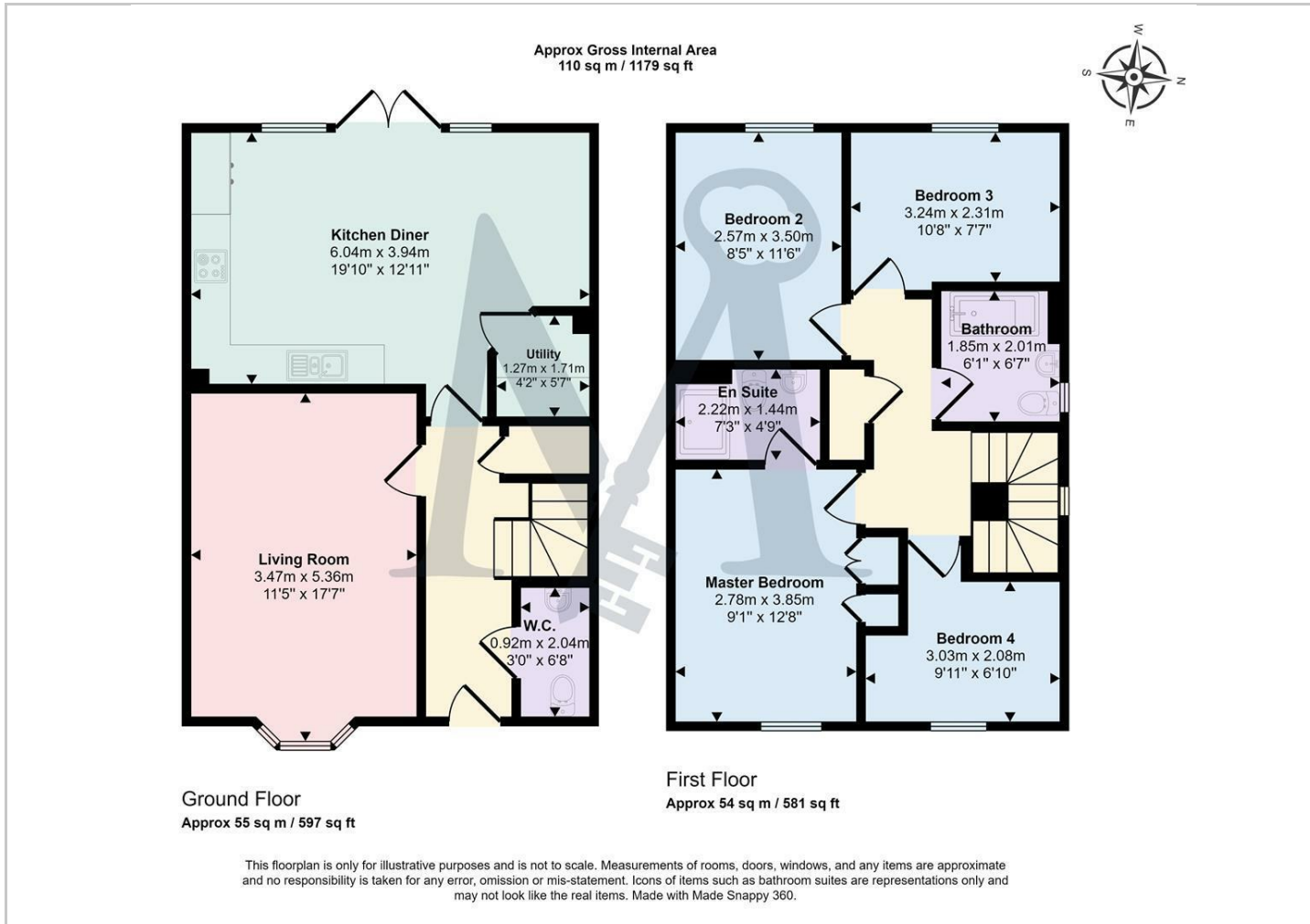


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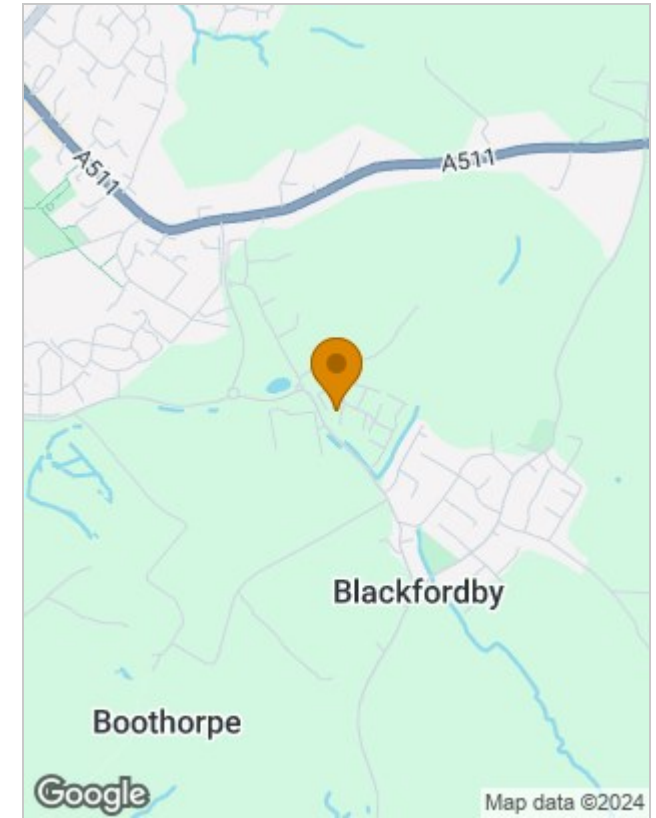




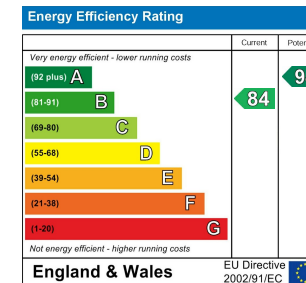
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.