



1 North Close
Swadlincote, DE11 8AP
£339,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** is delighted to present this spacious DETACHED 4-Bedroom FAMILY HOME to the market. Offering a perfect blend of comfort and style, this property has been upgraded and maintained to a high standard. Situated on a large plot in the highly sought-after village of Blackfordby, it is ideal for family living. In brief, the accommodation comprises: Reception Hallway, an extensive Lounge/Diner, a modern fitted Kitchen, and a versatile Office/Playroom/Snug. There is also a separate Utility Area and a ground floor Cloaks/WC. On the first floor, you will find three generously sized DOUBLE Bedrooms, alongside a spacious fourth single Bedroom. The family Bathroom completes the accommodation. Externally, the property is set back from the road, with a block-paved driveway offering ample off-road parking and side access leading to the fully enclosed, well-maintained rear garden. EPC Rating "D"/Council Tax Band "D" . GREAT PROPERTY, GREAT LOCATION – Hurry to View!

- DETACHED 4-Bed Family Home
- Reception Hallway & Cloaks/WC
- Extensive Lounge/Diner
- Three DOUBLE Bedrooms
- Family Bathroom
- Sought After Village Location
- Modern Fitted Kitchen & Utility Area
- Office/Playroom/Snug
- Fourth Single Bedroom
- Enclosed Rear Gardens & Off Road Parking



Location

Blackfordby is a small village that lies approximately a mile North-West of Ashby de la Zouch. A footpath connects the two which is approximately a 25-minute walk. The village boasts an award winning village hall, a public house, village Church and well respected primary school, with links to Ashby secondary schooling. all within very easy walking distance of the property. It has a small park which is well kept and donated to the villagers in 1894. Situated in the south Derbyshire countryside with direct walks from the village into the National Forest. Access links onto the A511 trunk road and Ashby de la Zouch bypass provide direct routes to Burton upon Trent, Derby and the cities of Nottingham and Leicester (via the A42 dual carriageway).

Travel Distances - Ashby de la Zouch - 3.3 miles
Derby - 18.0 miles
Tamworth Railway station- - 14.7 miles
East Midlands Parkway - 17.3 miles
Birmingham Airport - 29.1 miles

Overview - Ground Floor

Beneath a canopy porch, the half-glazed entrance door opens into a spacious reception hallway, featuring a turning staircase with polished chrome contemporary spindles. Off the hallway is a modern, refitted guest cloakroom, complete with a WC and a floating wash hand basin.

The property also benefits from additional living space within the original garage, which now provides an enclosed Laundry Room with a roll-top worksurface area and space/plumbing for appliances. There is also a versatile second Sitting Room, ideal for use as a home Office or Playroom – perfect for busy families or those working from home.

The well-appointed modern kitchen features gloss light grey wall and floor mounted units running along three walls, complemented by sleek counters and an inset sink. It includes a ceramic hob with oven beneath, an extractor hood, and integrated dishwasher - the fridge freezer may be available to purchase via separate negotiation. Stepping through from the Kitchen, you enter the full-width open-plan Lounge/Diner, offering lovely views of the rear landscaped garden. Sliding patio doors lead directly outside, creating a seamless flow for indoor-outdoor living – a great space for families and entertaining.

Overview - First Floor

Proceed to the first floor which offers four Bedrooms. One of the Bedrooms benefits from a sliding door leading to a partially completed En suite, with the necessary facilities already in place to create a private shower room for this

double room, which overlooks the rear garden. The main family bathroom has also been refitted to a high standard, featuring a contemporary-shaped shower bath with a mixer tap and dual shower heads, including a feature rainfall shower. Additionally, there is a vanity wash hand basin, concealed cistern WC, and stylish tiling to the walls, enhancing the modern feel of the space.

Welcoming Reception Hallway

Modern Fitted Kitchen

12'0 x 10'0 (3.66m x 3.05m)

Extensive Lounge/Diner

24'4 x 11'11 (7.42m x 3.63m)

Office/Playroom/Snug

9'3 x 7'7 (2.82m x 2.31m)

Utility Area

5'1 x 4'0 (1.55m x 1.22m)

Ground Floor Cloaks/WC

Stairs to the First Floor & Landing

Bedroom One

11'11 x 11'9 (3.63m x 3.58m)

Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

Bedroom Three

11'9 x 8'11 (3.58m x 2.72m)

Bedroom Four

11'8 x 6'4 (3.56m x 1.93m)

Family Bathroom

6'10 x 5'4 (2.08m x 1.63m)

Outside - Overview

The property is set well back from the road, with a neat lawned fore garden and an expansive block-paved driveway running along one side. Access is provided to the rear elevation via a gated side pathway with a further access being provided to the front entrance door. To the rear, you'll find a beautifully landscaped garden, featuring a full-width paved patio area. Steps lead between raised sleeper-edged borders to an expansive artificial lawn, which provides a low-maintenance green space. At the top of the garden, there's a second patio area, offering a perfect spot to relax and enjoy the outdoors.

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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.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.





Directions

For SatNav purposes follow DE11 8AP

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

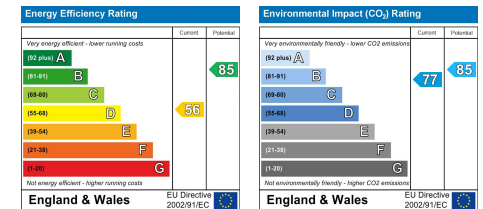


1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1181sq.ft. (109.7 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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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



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MONEY LAUNDERING

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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