



14 Blacksmiths Close, Netherseal, Derbyshire, DE12 8DR

HOWKINS &
HARRISON

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Netherseal,
Derbyshire, DE12 8DR

OIEO: £425,000

A four-bedroom detached home in exceptional 'ready to move into' condition. This family home incorporates a superb modern 22ft living/dining kitchen enjoying a dual aspect looking onto both the front and rear gardens, and a similar generous living room with sliding doors into the garden. Additional features include master bedroom with en-suite, double width driveway, detached double garage, driveway for numerous vehicles, and private landscaped rear garden. Located in this popular National Forest village with excellent local primary school and commuter links via the A42 dual carriageway within easy reach.

Features

- Enviaible village location
- Four double bedrooms
- Superb ready to move into condition
- En-suite shower room to the master bedrooms
- Double width driveway and double garage
- 22ft modern living/dining kitchen
- Separate large reception room



Location

Netherseal village, located in the parish of South Derbyshire, is situated approximately 5 miles south of Swadlincote and 6.2 miles west of Ashby de la Zouch. The village is located just off the A444 trunk road with road links to Burton and Nottingham via the A42/M42 as well as a direct link to London from Tamworth Station, just 9 miles away. The village is well served with local amenities including St Peters C of E Primary school with 'good' Ofsted rating, and a choice of nearby independent schools including Twycross House School and The Dixie Grammar School. The village is served by the beautiful St Peters church, village hall, and tennis club, with more comprehensive facilities a short distance away. Located in the heart of the National Forest, this family home benefits from many country walks and cycle routes, as well as Rosliston Forestry Centre, Conkers visitor centre, and Moira Furnace all within fifteen minutes travelling.



Accommodation Details - Ground Floor

A traditional covered entrance canopy with double glazed entrance door leads into the entrance hall with stairs rising off to the first floor, wood effect flooring and door to cloakroom WC. Giving access to a delightful dual aspect, spacious sitting room with fitted wood burning stove and rustic beam mantel and patio doors leading onto the rear landscaped garden. Running the full depth of the property to the right hand side is a superb 22ft living/ dining kitchen having been fully re-fitted with a range of shaker stone units below wooden work surfaces with integrated appliances, views over the rear garden and door leading onto the rear patio and garden..

First Floor

To the first floor there are four double bedrooms with the master bedroom incorporating sliding door wardrobes and ensuite shower room facilities, whilst the other three bedrooms are serviced by the family bathroom with shower fitment over the bath.





Outside

Outside, the property is accessed by a private driveway leading to ample parking space for numerous vehicles and a detached double garage with twin up and over doors. The gardens have been landscaped to take advantage of this peaceful village location, primarily laid to lawn with established shrubs, specimen tree beds and borders, paved patio and further hard standing with charming wooden playhouse.



Offered in ready to move into condition, located in a sought after village, this property must be viewed to be appreciated.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

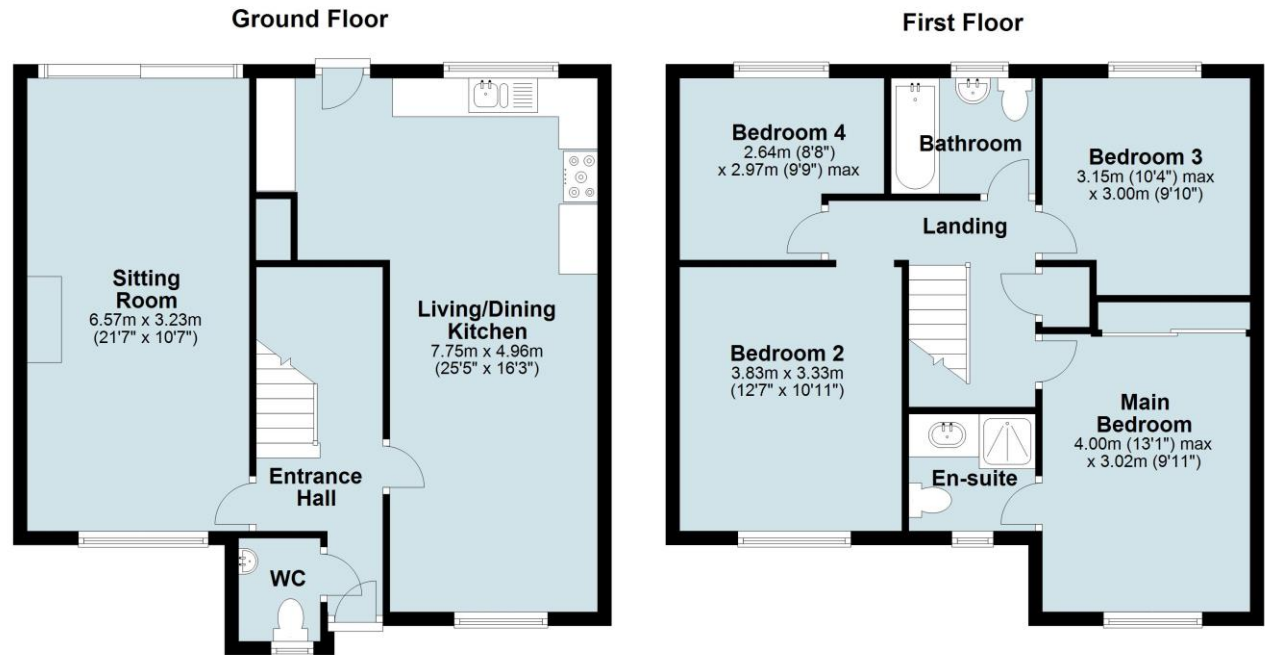
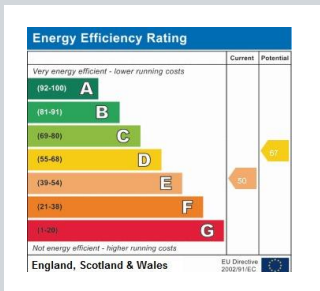
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - E



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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