



7 Church Close, Blackfordby, Derbyshire, DE11 8AT

HOWKINS &  
HARRISON

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Blackfordby,  
Derbyshire, DE11 8AT

Guide Price: £400,000

This three bedroom detached bungalow occupies a superb corner plot and must be seen to be truly appreciated. Having been renovated throughout to an exceptional standard, to include new boiler and radiators, fully fitted kitchen and oak internal doors. With over 1000sqft of accommodation, the bungalow benefits from an entrance hall, large sitting room, modern fitted 'L' shaped kitchen/dining room, three double bedrooms, the master bedroom having entry into the bathroom and bedroom two having its own en-suite shower room. Externally the property is surrounded by landscaped gardens and also benefits from private parking for up to 3 vehicles and a detached double garage.

An internal viewing is highly recommended.



## Location

Blackfordby village lies approximately two miles north-west of Ashby de la Zouch and approximately two miles south-east of Swadlincote, situated in the south Derbyshire countryside with direct walks from the village into the National Forest. Blackfordby village boasts a local village hall and primary school with links to Ashby secondary schooling.

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).



## Accommodation Details - Ground Floor

Accessed from the front elevation the property opens directly into a spacious entrance hallway with doors leading off across the one level living accommodation. Overlooking the front elevation, you will find a modern 'L' shape fitted kitchen/dining room with the kitchen benefiting from a range of Shaker style wall and floor mounted units, ample preparation surfaces with tiled splashbacks, and range of built in appliances to include oven, hob and extractor hood. Adjoining is the dining room that makes the most of the open plan living space. To the rear is a generously sized dual aspect sitting room alongside three double bedrooms. The principal bedroom has fitted wardrobe cupboards and door into the dual entry bathroom which is also access from the hallway. Bedroom two has its own en suite shower room and bedroom three has a built-in wardrobe cupboard.

## Features

- Renovated to a high specification internally
- New central heating boiler and radiators
- Oak internal doors
- Spacious reception lounge
- Modern, open plan recently fitted dining/kitchen
- Three double bedrooms
- En-suite shower room and dual access bathroom
- Off road parking and detached double garage
- Superb corner plot with wrap around gardens
- Sought after village location





## Outside

Externally the property sits on a generous corner plot and can be found tucked away within a quiet cul de sac. To the front elevation there is a private driveway providing parking for up to the vehicles, alongside a detached double garage that could be used for further parking or storage. The block paved pathway gives access into the wrap around gardens that offer complete privacy and a patio area ideal for entertaining.



Ready to move into, detached bungalow in a highly sought after village location.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## 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

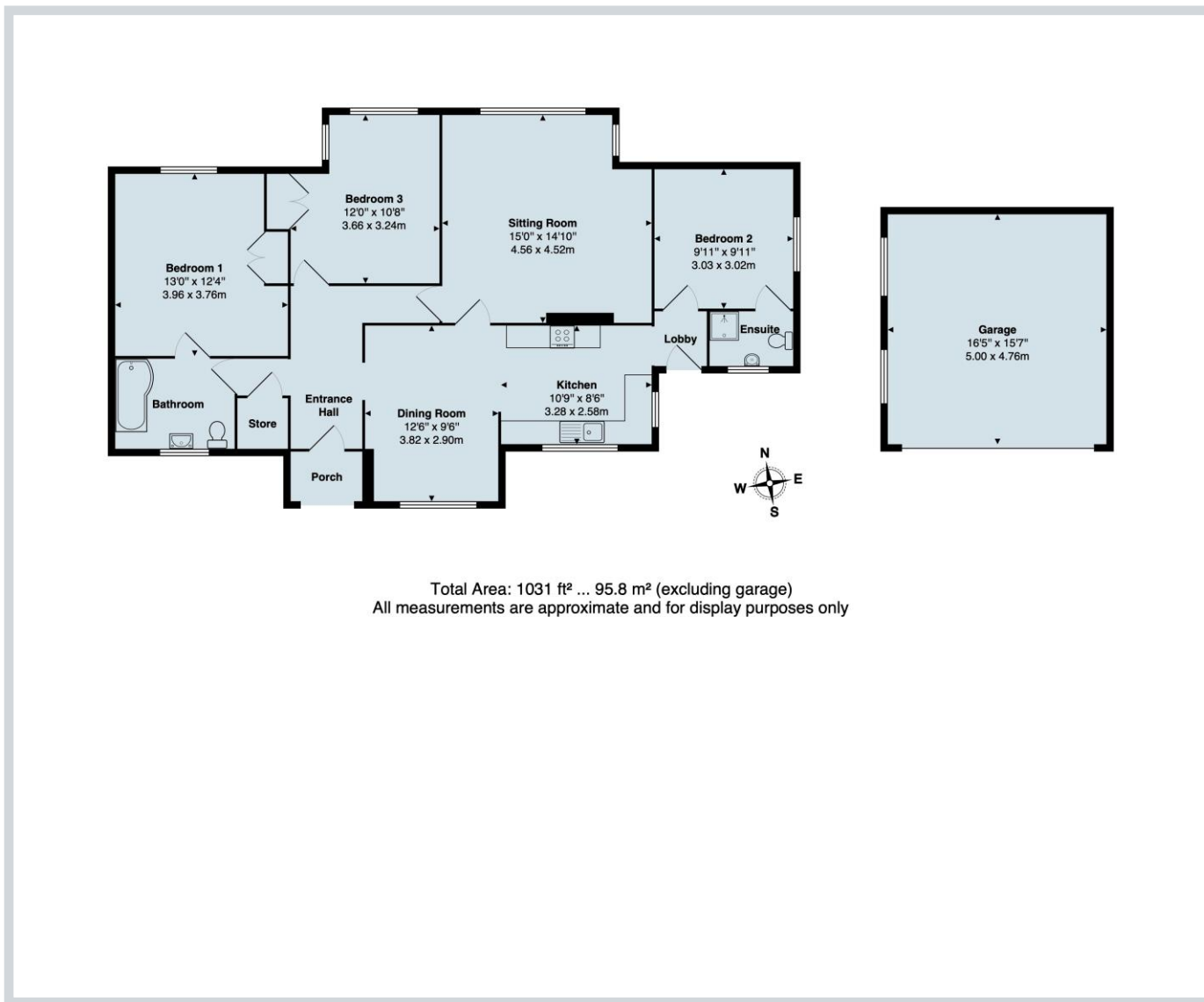
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - D



## Howkins & Harrison

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

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every 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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