



Plot 2, Bluebell Mews, Main Street, Blackfordby, DE11 8AB

HOWKINS &  
HARRISON

Plot 2, Bluebell Mews,  
Main Street, Blackfordby,  
Derbyshire, DE11 8AB

Guide Price: £450,000

Situated within a small exclusive development, this ready to move into brand new four bedroom detached family home has been completed to an exceptionally high specification throughout. Located in a much sought after National Forest village location within easy reach of excellent local amenities and commuter links. With over 1650sqft of living accommodation in brief comprising, hallway, cloakroom WC, an open plan dining/kitchen and 20ft reception lounge. To the first floor are four double bedrooms and a family bathroom with bedroom one also having an en-suite.

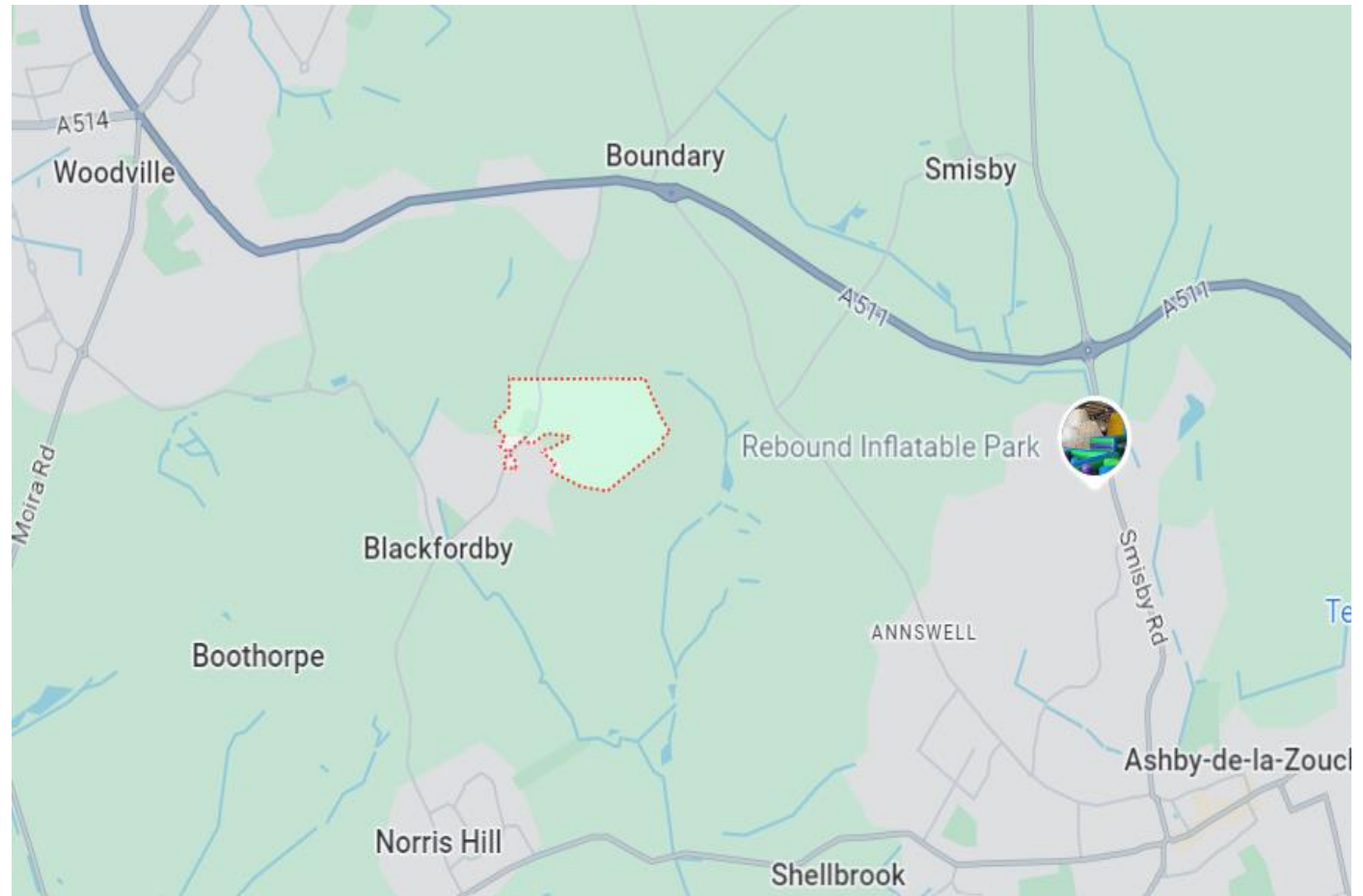
Externally you will find ample off road parking to the front as well as a private, landscaped rear garden and single integral garage.



## Location

Blackfordby a thriving 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 and also boasts a 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

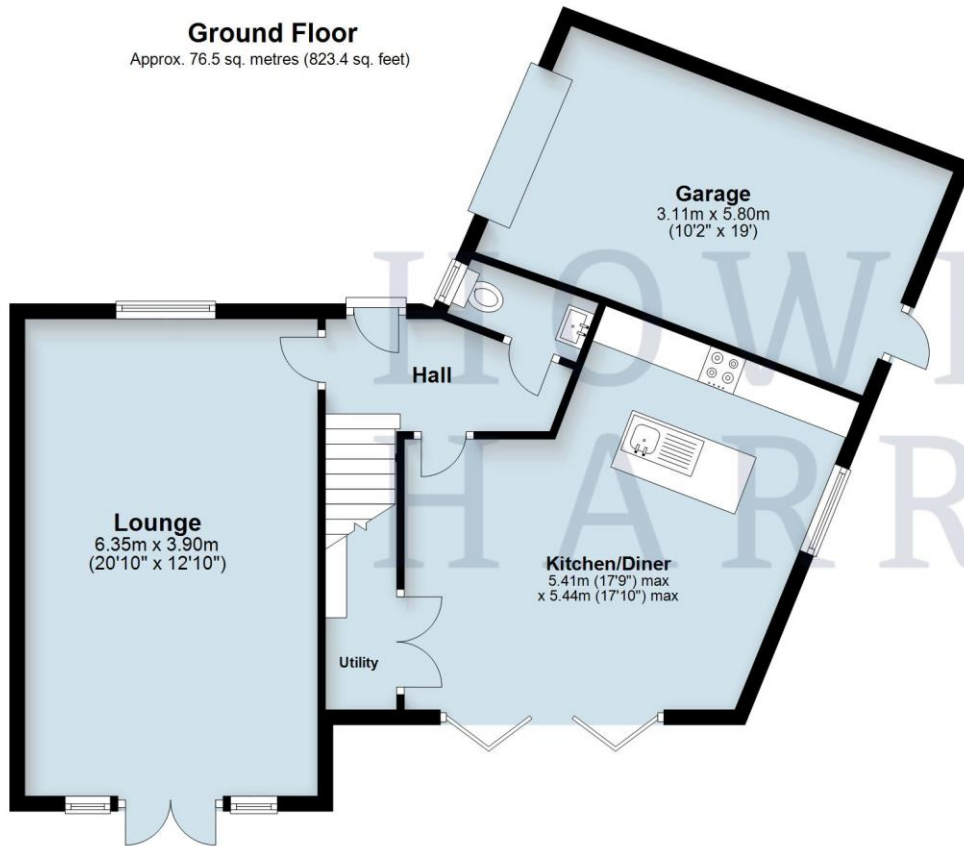
From the front elevation a traditional doorway leads directly into the main entrance with cloakroom WC off. A door to the right gives access into a dual aspect 20ft reception lounge with French doors opening onto the landscaped rear gardens. To the left is a bespoke open plan dining/kitchen that has been completed to a superior standard with a range of floor and wall mounted units with integrated appliances, chef island, inset ceiling lighting, bi-folding doors to the rear garden and double opening doors into a useful utility cupboard with matching units and shelving.

## First Floor

From the entrance hallway a straight flight staircase rises up and onto the first floor landing, doors lead off giving access into all four bedrooms and the main family bathroom. The principal 19ft bedroom has windows to both the front and rear elevations and has the benefit of its own three piece en suite shower room.

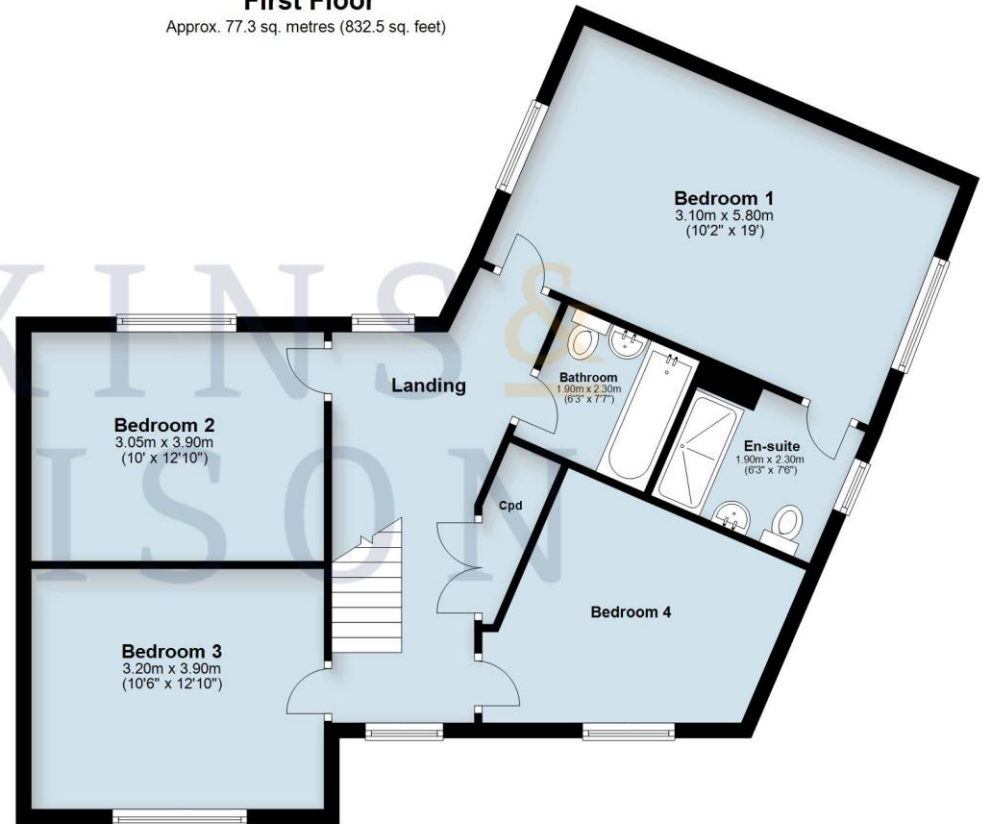
### Ground Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



### First Floor

Approx. 77.3 sq. metres (832.5 sq. feet)





## Outside

Externally the property benefits from ample off road parking to the front elevation, in addition there is a single integral garage that provides a further parking space or storage area. Gated pedestrian access leads to the rear, into the private, landscaped garden and block paved patio area.



## Features

- Exclusive 'Bluebell Mews' development]
- Brand new detached family house
- Open plan dining/kitchen
- 20ft reception lounge
- Four bedrooms and family bathroom
- Bedroom one has its own en-suite
- Sought after National Forest village location
- 10 year NHBC warranty
- Completed to an exceptional specification throughout
- Landscaped rear garden





## 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 Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

TBC

## Energy Rating - TBC



## Howkins & Harrison

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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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