



Plot 3 Main Street, Blackfordby, Derbyshire, DE11 8AB

HOWKINS &
HARRISON

Plot 3, Main Road,
Blackfordby,
Derbyshire, DE11 8AB

Asking Price: £575,000

Located within a this exclusive development, this brand new double fronted detached family home has been completed to an exceptionally high specification throughout and is ready to move into. Located in a much sought after National Forest village location within easy reach of excellent local amenities and commuter links.

The property offers over 1900sqft of living accommodation and comprises of:- hallway, cloakroom WC, an open plan living/dining/kitchen and a front reception lounge. To the first floor there are four double bedrooms and a family bathroom with bedrooms one & two also having an en-suite. shower room.

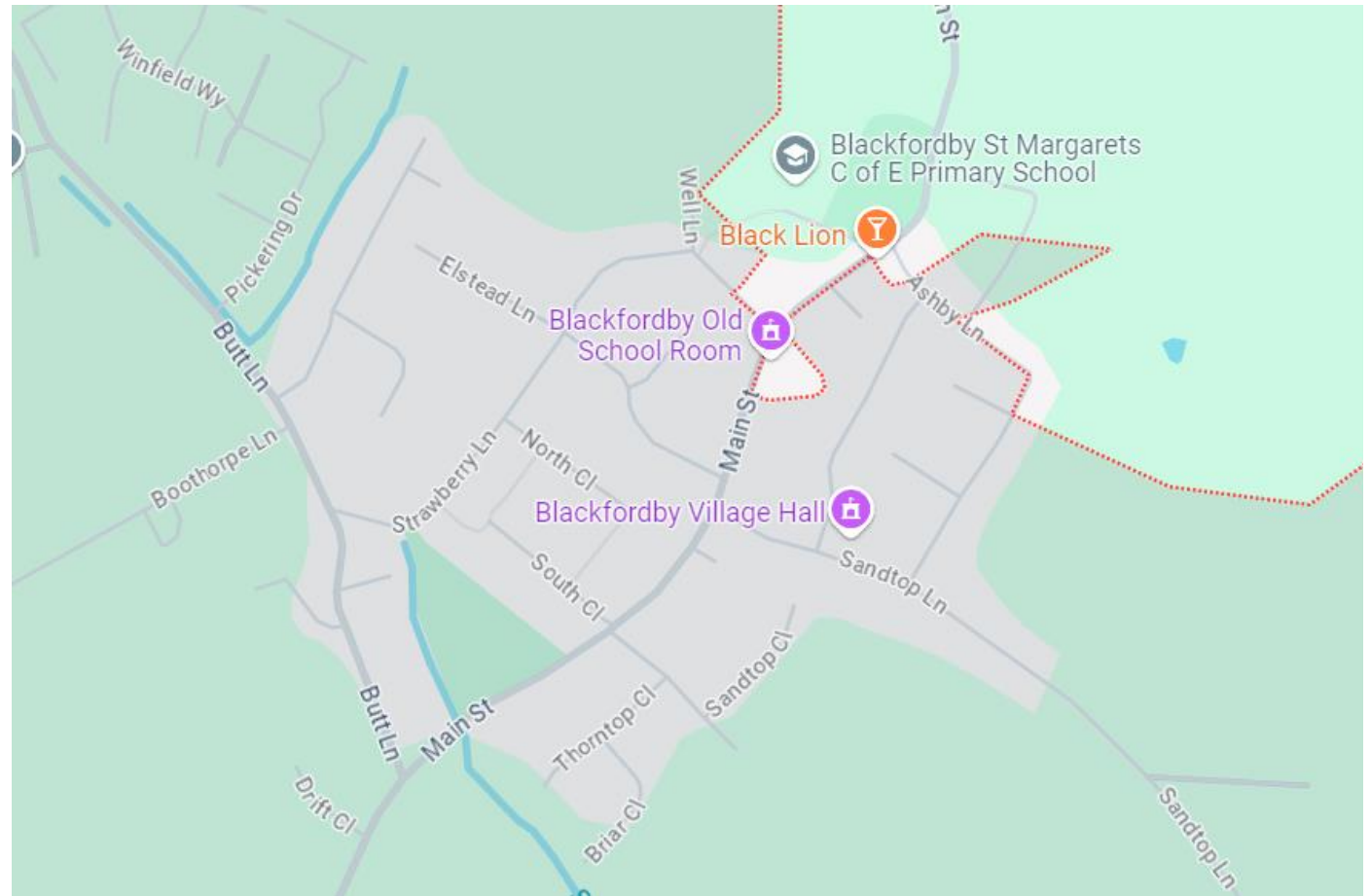
Externally you will find ample off road parking to the side elevation as well as a private, landscaped rear garden and single integral garage.



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 hallway, a doorway to the right gives access into a dual aspect reception lounge. Heading into the rear of the property, a bespoke open plan living/dining/kitchen that will be completed to a superior standard with a range of floor and wall mounted units with integrated appliances and breakfast bar. French doors offer views and access into the rear garden. A utility area with two piece WC completes the ground floor living accommodation.

First Floor

From the entrance hallway a straight flight staircase rises up to the first floor landing, doors lead off giving access into all four double bedrooms and the main family bathroom. Bedrooms one and two are individually serviced by their own en suite shower rooms whereas bedrooms three and four have access to a modern four piece family bathroom.





Outside

Externally the property benefits from ample off road parking to the side 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.

Tenure & Possession

T The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Exclusive 'Bluebell Mews' development
- Brand new detached family home
- Open plan living/dining/kitchen
- Four bedrooms and two en suite shower rooms
- Sought after National Forest village location
- 10 year NHBC warranty
- Will be completed to an exceptional specification throughout
- Landscaped rear garden





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. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired, no internet is currently connect to this property.

Local Authority

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

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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