



31, Buttercup Avenue, Donisthorpe, Derbyshire, DE12 7RR

HOWKINS &  
HARRISON



31, Buttercup Avenue,  
Donisthorpe,  
Derbyshire, DE12 7RR

### Guide Price: £460,000

A superbly presented, four bedroom detached home set within the desirable National Forest village of Donisthorpe.

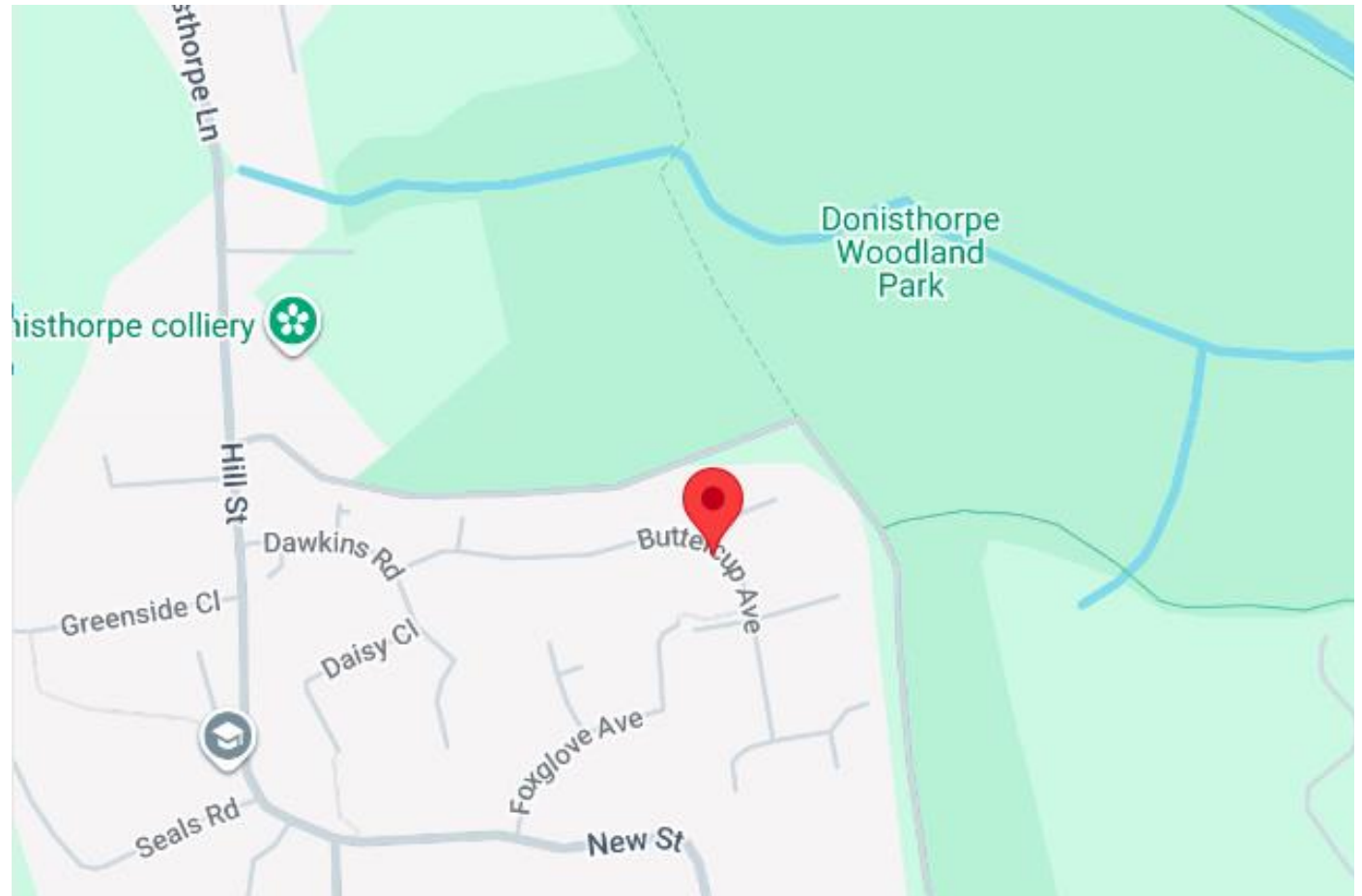
Offering over 2,000 sqft of versatile living accommodation, this property is ideal for family living with a modern and practical layout. In brief comprising a welcoming hallway leading to a bay-fronted lounge with feature fireplace, and a stunning open-plan 27ft kitchen/living/dining space with bi-fold doors opening to the garden. A utility room, cloakroom WC and integral double garage complete the ground floor. To the first floor, there are four double bedrooms, the main bedroom enjoying its own private en-suite, with a modern family bathroom serving the remaining rooms.

Externally, the property features a double-width driveway to the front, while the landscaped rear garden is laid to lawn with a patio terrace and contemporary fencing, providing an excellent outdoor entertaining space.



## Location

Donisthorpe is a historic National Forest village situated around three miles from Ashby-de-la-Zouch. The village offers a primary school, local shop and pub, and lies within catchment for Ivanhoe College and Ashby School. Once a colliery village, the reclaimed site now forms Donisthorpe Woodland Park, with trails connecting to Moira Furnace, the Ashby Canal and the wider National Forest. Nearby attractions include Conkers Discovery Centre and Hicks Lodge, with more comprehensive amenities available in both Ashby and Swadlincote. The village also benefits from excellent transport links, with close proximity to the A42, M42 and M1 road networks.



## Accommodation Details - Ground Floor

On entering the property, the front door opens into a welcoming hallway with stairs rising to the first floor and doors leading off. To the left is the bay-fronted lounge with feature fireplace, while to the rear is the impressive open-plan kitchen, living and dining space extending the full width of the house, complete with central island and bi-fold doors opening onto the garden. A door leads through to the utility room with its own access to outside, and a separate cloakroom WC is also located off the hall.

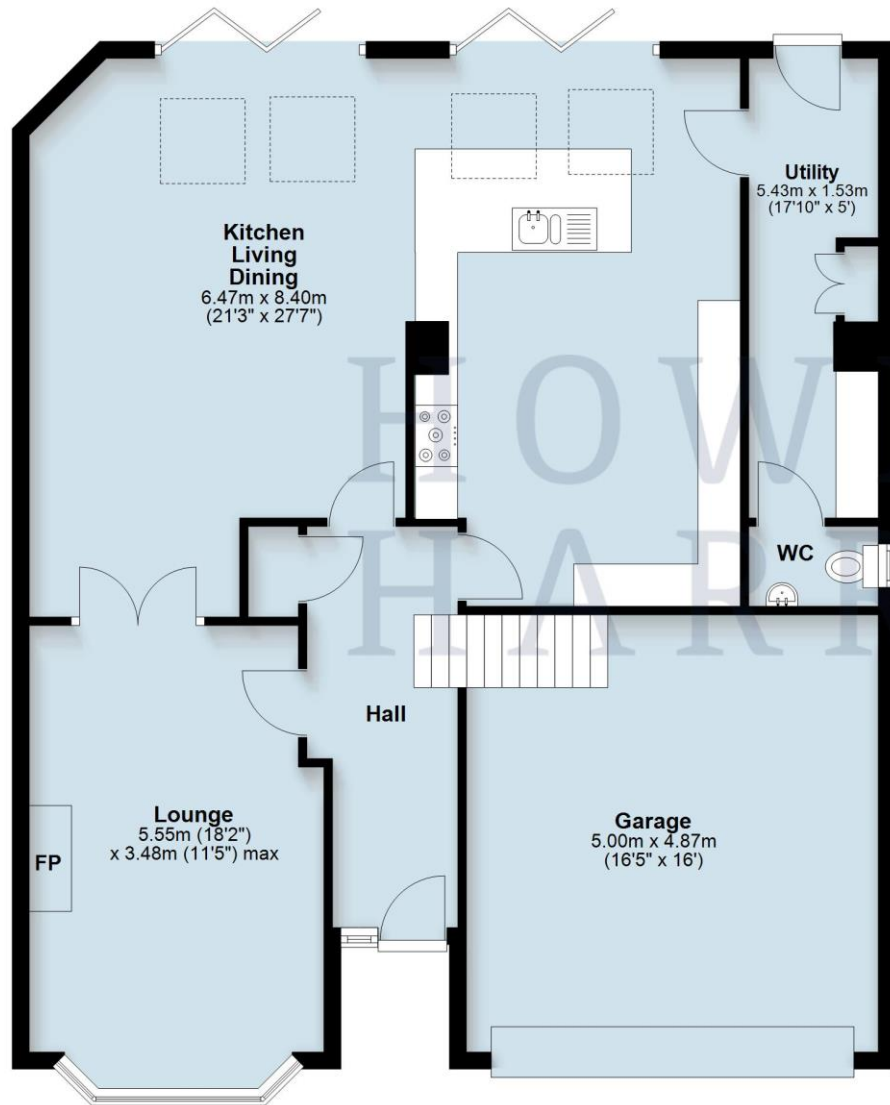
## First Floor

From the hallway, the staircase rises to a central landing with access to four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern four piece family bathroom.



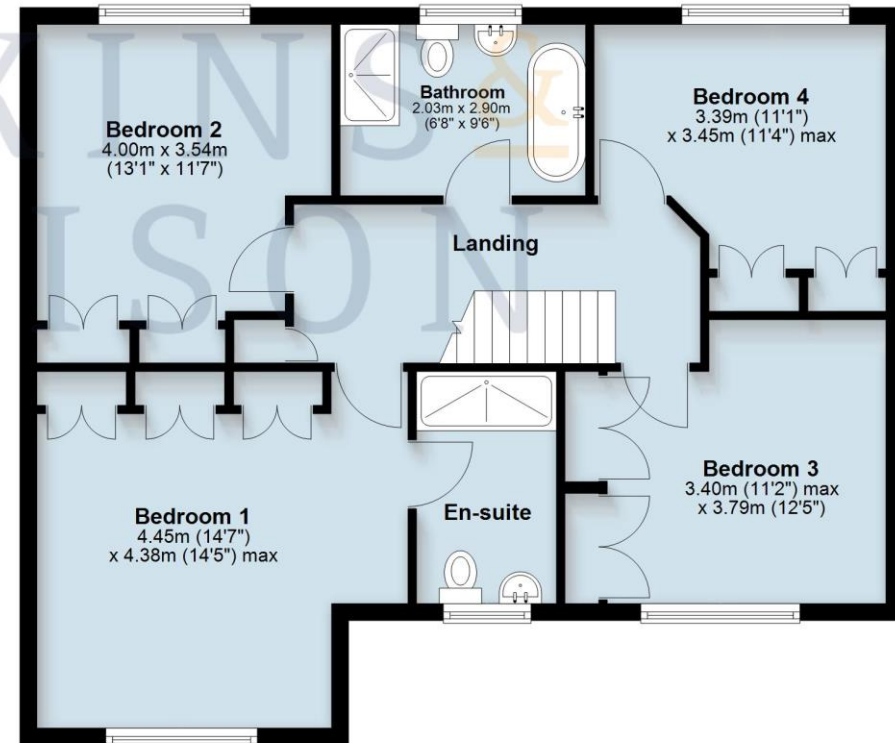
## Ground Floor

Approx. 114.5 sq. metres (1232.0 sq. feet)



## First Floor

Approx. 74.9 sq. metres (806.1 sq. feet)



Total area: approx. 189.3 sq. metres (2038.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.

Plan produced using PlanIt.





## Outside

Externally, the property has a double-width driveway to the front providing off road parking for up to three vehicles, while to the rear is a landscaped garden featuring a large paved terrace, level lawn, garden shed and modern boundary fencing, creating a private and practical outdoor space ideal for relaxation and entertaining.

## Tenure & Possession

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

- Sought-after National Forest village location
- Stunning 27ft kitchen/living/dining with island
- Bi-fold doors seamlessly connect to the garden
- Bay-fronted lounge with fireplace feature
- Generous landscaped garden with paved entertaining terrace
- Contemporary design and décor throughout the home
- Spacious integral double garage with driveway parking
- Exceptional family space of over 2,000 sqft









## 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 the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

## Local Authority

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

## Council Tax

Band - E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.

## Howkins & Harrison

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