



Brambly Close, Donisthorpe

 3  2  1



£255,000



### Key Features

- Modern Three-Bedroom Semi-Detached Home by Bellway Homes
- Tranquil Cul-de-Sac Surrounded by Countryside
- Stylish Lounge with Chevron Flooring | Media Wall | Flame-Effect Fire
- Sophisticated Kitchen/Diner
- Luxurious Master Suite with fitted Wardrobes and En-Suite Shower
- Two Further Good-Sized Bedrooms
- EPC rating B
- Freehold





Nestled within the serene embrace of Donisthorpe's scenic countryside, Brambly Close presents a contemporary sanctuary designed for both style and comfort. This semi-detached gem, built by Bellway Homes, is a testament to exceptional craftsmanship and thoughtful design. Step inside to discover a charming lounge adorned with chic chevron flooring and a sleek media wall complete with a flame-effect inset fire and mounted TV—perfect for cosy evenings.

Cook up a storm in the sophisticated kitchen/diner, featuring elegant shaker units, marble effect countertops, and top-tier integrated appliances. A dedicated wine chiller and an inviting dining area with French doors open to a captivating south-westerly garden, ideal for entertaining.

Upstairs, the home boasts three inviting bedrooms, including a luxurious master suite with fitted wardrobes and an en-suite shower. The main bath serves with equal elegance, equipped for relaxation.

Outside, the exceptional garden beckons with its outdoor kitchen, man cave, and raised deck—a dream for entertainers. With ample parking and a tranquil setting, this immaculate home is a rare find. Discover the perfect blend of tranquillity and modern living at Brambly Close.

Donisthorpe is an idyllic village situated amidst the scenic backdrop of South Derbyshire countryside. Residents of Brambly Close will find themselves at the heart of a welcoming community enriched with local charm. The village offers a quiet retreat while maintaining convenient access to the surrounding amenities. Scenic walks and cycle paths through the nearby Donisthorpe Woodland Park and National Forest providing an enticing option for outdoor enthusiasts and nature lovers alike.

The property is excellently positioned for access to local transport links, making it an ideal spot for commuters. The nearby towns of Swadlincote and Ashby-de-la-Zouch are just a short drive away, offering a range of shopping options, dining venues, and educational institutions. Families will appreciate the proximity to well-regarded local schools, ensuring that all the needs of the family are well-catered for within easy reach.

This area also boasts a sense of history with attractions such as the National Trust's Calke Abbey and the Ashby de la Zouch Castle nearby, offering fascinating historical outings for residents to enjoy. Furthermore, the village hosts several local events throughout the year, fostering a strong sense of community and allowing new residents to feel right at home.

For those seeking leisure, the proximity to the National Forest provides a vast playground for all ages. This rich natural resource provides opportunities

## ACCOMMODATION

### ENTRANCE HALLWAY

### CLOAKROOM/W.C.

### LOUNGE 4.27m x 3.47m (14'0" x 11'5")

### KITCHEN/DINER 4.56m x 3.29m (15'0" x 10'10")

### FIRST FLOOR ACCOMMODATION

### BEDROOM ONE 3.71m x 3.35m (12'2" x 11'0")

### EN-SUITE SHOWER ROOM

### BEDROOM TWO 3.12m x 2.25m (10'2" x 7'5")

### BEDROOM THREE 2.22m x 2.1m (7'4" x 6'11")

### BATHROOM

### COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

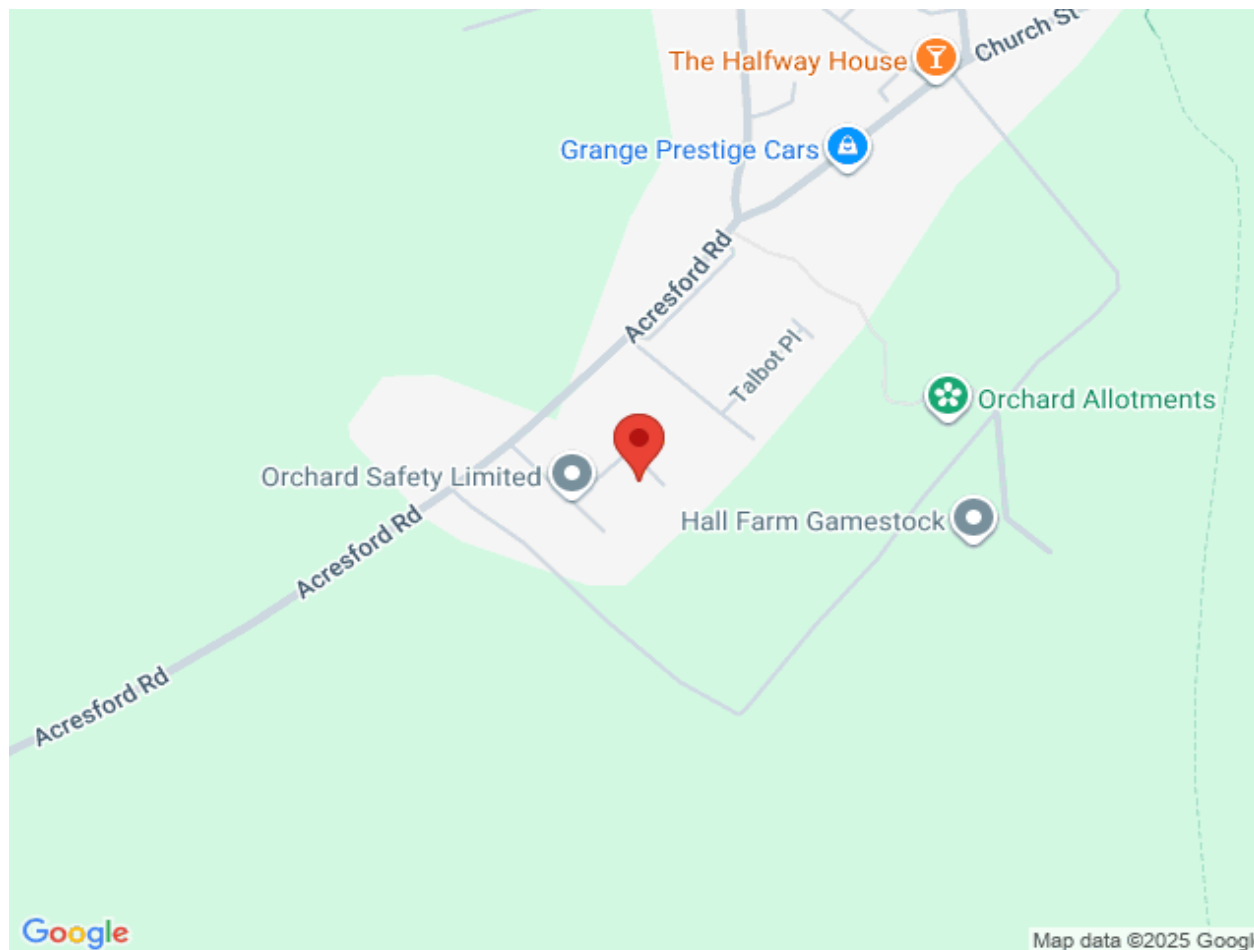
### HOW TO GET THERE:-

Postcode for sat navs: DE12 7FD

### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>97 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		