

Brambly Close

Donisthorpe, Swadlincote, DE12 7FD

John
German





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£385,000

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Stunning Four-Bedroom Family Home with Landscaped Gardens in a Desirable Village Location

Nestled on a generous corner plot within a sought-after small development, this beautifully presented family home offers spacious and stylish living, perfectly positioned close to open countryside. Boasting four bedrooms, two bathrooms, and a superb layout, the property combines modern comfort with village charm and comes with the remainder of an NHBC warranty for added peace of mind.

Location – Donisthorpe Village

Set within the heart of the charming village of Donisthorpe, this home enjoys a peaceful yet well-connected location. The village offers a strong sense of community and benefits from a primary school, local shop, pub, and easy access to picturesque countryside walks, including the nearby Ashby Woulds Heritage Trail and Conkers woodland centre. Situated just a short drive from Ashby-de-la-Zouch, with its excellent selection of shops, restaurants, and schools, Donisthorpe also enjoys good transport links to the A42 and M1, making it ideal for commuters seeking a tranquil retreat without compromising on convenience.

Located on a generous corner plot within a quiet, high-quality development, this immaculately presented four-bedroom detached home offers spacious modern living with landscaped gardens and countryside views. Highlights include a full-width dual aspect lounge, stunning open-plan kitchen/diner with French doors to the garden, utility room, two stylish bathrooms (including en-suite to the master), and a private driveway with garage. This is an ideal home for families seeking space, style, and a peaceful village lifestyle.

Accommodation

Ground Floor

Step into a wide, welcoming reception hallway with a useful coat cupboard and a well-appointed guest cloakroom. To one side, you'll find a superb, full-width dual aspect lounge, ideal for family relaxation or entertaining. To the other side is a beautifully designed, full-depth open-plan kitchen, dining, and living space. The shaker-style kitchen is fitted with an extensive range of wall and base units, rolltop work surfaces, and tiled splashbacks. Integrated appliances include a four-ring gas hob with oven beneath, dishwasher, fridge freezer, and a washing machine in the adjoining utility room. The kitchen area features attractive tiled flooring, while the dining space benefits from floor-to-ceiling windows and French doors opening directly onto the rear garden, creating a bright and airy atmosphere.

First Floor

The part-gallery landing leads to four well-proportioned bedrooms:

- Bedroom One: A generous double with built-in wardrobes and a stylish private en-suite shower room featuring an oversized enclosure with mains shower, WC, and wash hand basin.
- Bedrooms Two & Three: Both spacious doubles, with one enjoying dual-aspect windows and both offering scenic views over the green space and rolling countryside.
- Bedroom Four: A comfortable single currently used as a dressing room.

The family bathroom is finished in a contemporary white suite with a panelled bath, glazed screen and mains shower over, wash hand basin, and WC.

Outside

The landscaped rear garden offers excellent privacy, laid to lawn with two patio seating areas -perfect for outdoor entertaining. Gated side access leads to a double-length driveway and detached garage. The front garden wraps around the home, enclosed by mature hedging and featuring attractive shrubbery and a pathway approach.

Location

Located in a peaceful village setting with easy access to countryside walks and local amenities, this home offers the perfect blend of rural tranquility and modern living.

Note: There is a communal charge of £398 per annum payable to Warwick Estates Property Management.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Coalfield or mining are a: Ex mining area
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06052025

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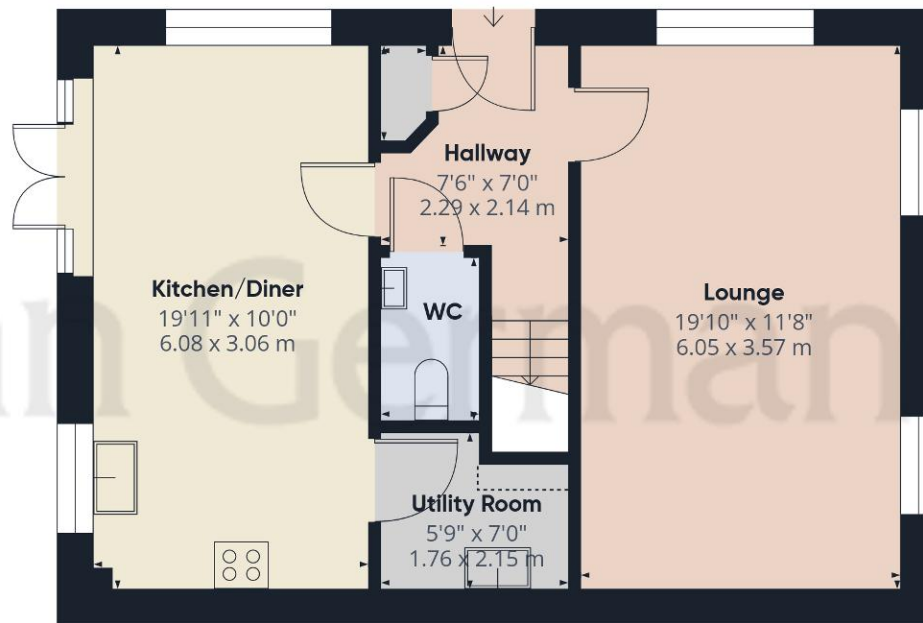
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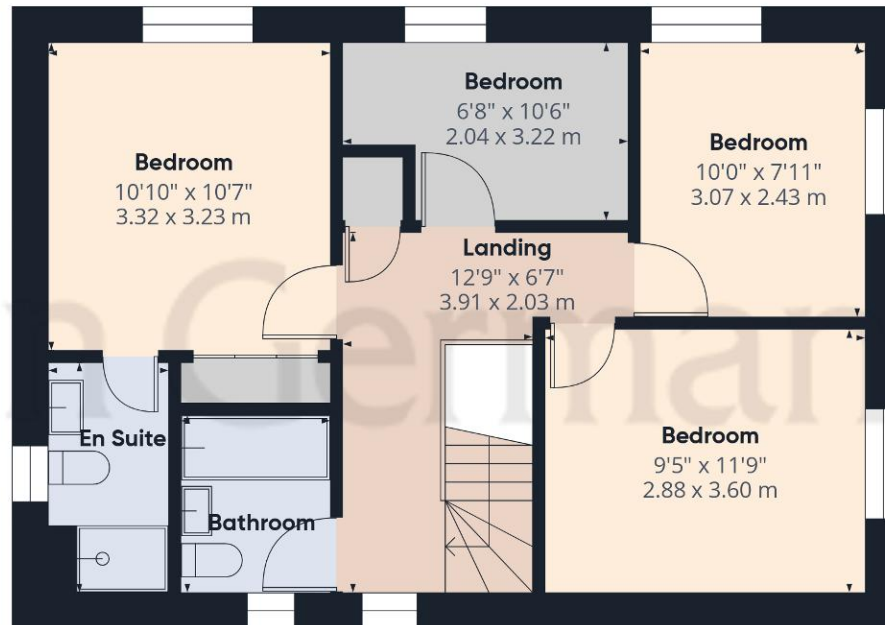


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1104 ft²

102.5 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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