## **Buttercup Avenue**

Donisthorpe, Swadlincote, DE12 7RR







An excellent four double bedroom detached family home offering spacious & versatile living accommodation throughout. Featuring three reception rooms, a well-equipped kitchen with utility & cloakroom, four double bedrooms (including an en suite to the principal), & attractive gardens with driveway & double garage. Ideally positioned overlooking a treelined play park, it provides the perfect balance of comfort, practicality & family living.

£385,000



Nestled on the edge of the National Forest, Donisthorpe offers the charm of village living with easy access to nearby towns and commuter routes. Residents enjoy a friendly community atmosphere, scenic woodland walks, a well-regarded primary school, and village pub. Perfect for families and professionals alike, Donisthorpe combines countryside tranquillity with modern convenience.

### Accommodation

A canopy porch shelters the entrance door, which opens into a wide through reception hallway with stairs leading to the first floor. To the right is the first of three reception rooms - a well-proportioned living room featuring a large bay window overlooking the front garden and the tree-lined play park beyond. A feature fireplace provides an attractive focal point. Double doors connect this space to the formal dining room, which enjoys French doors opening onto the rear garden, creating a perfect flow for entertaining.

The kitchen is fitted with a range of oak-fronted base and wall cabinets, arranged along two sides of the room, and complemented by roll-top work surfaces. It incorporates a stainless steel one-and-a-half sink with mixer tap, a four-ring gas hob with extractor above, and an eye-level oven and grill. There is space for a dishwasher, further appliance space, and room for a breakfast table. Adjacent to the kitchen is the utility room, offering additional storage, two appliance spaces, a wall-mounted gas central heating boiler, and a half-glazed door leading to the rear garden. Off the utility is a guest cloakroom with WC and wash hand basin.

### First Floor

A galleried landing gives access to four double bedrooms, all of which include fitted wardrobes. The principal bedroom is particularly generous, enjoying a pleasant front aspect and a private en suite shower room fitted with a pedestal wash hand basin, WC, and enclosed shower. The remaining bedrooms are served by a large family bathroom featuring a bath, pedestal wash hand basin, WC, and a separate enclosed shower cubicle.

### Outside

The property benefits from a double-width driveway leading to an integral double garage. Gated side access opens to the rear garden, which includes a full-width patio area and a large lawned garden, offering an excellent space for outdoor entertaining and family activities.

Agents notes: The property is situated in an ex coal mining area.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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 & double garage Electricity supply: Mains Water supply: Mains Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

https://www.gov.uk/check-if-property-is-affected-by-coal-mining www.nwleics.gov.uk

Our Ref: JGA/20102025

Heating: Gas

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

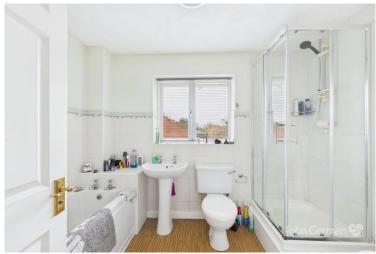












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### Agents' Notes

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