

Brambly Close

Donisthorpe, Swadlincote, DE12 7FD



Stylish and recently built three-bedroom Bellway home set on a small, sought-after development close to open countryside. Offered with no upward chain and freshly redecorated throughout, this modern property is the ideal turnkey home for first-time buyers or investors.

£250,000



John German

This beautifully presented three-bedroom Bellway home offers modern living in a peaceful village setting, nestled on a small and sought-after development close to open countryside. Recently redecorated throughout and available with no upward chain, it's a true turnkey property ideal for first-time buyers or investors. The home features a bright contemporary kitchen diner, ensuite principal bedroom, and a landscaped south-facing garden perfect for entertaining or relaxing.

Situated in the charming village of Donisthorpe, residents can enjoy the tranquility of the South Derbyshire countryside, with scenic walks and cycle routes through Donisthorpe Woodland Park and the National Forest, plus family-friendly attractions such as Conkers Discovery Centre and Hicks Lodge just minutes away.

Ground Floor

The visit begins in the welcoming entrance hall, which includes a useful guest cloakroom with a pedestal wash basin, WC, and feature decorative wall. To the left is the living room, featuring attractive wood-effect flooring, a front-facing aspect, and provisions for a wall-mounted TV. From the inner lobby, stairs rise to the first floor, while a door opens into the bright and contemporary kitchen diner. This stunning space is finished in white high-gloss cabinetry, comes fully equipped with a four-ring gas hob, extractor hood, oven, integrated fridge freezer, dishwasher, and washing machine and benefits from a sunny southerly aspect, flooding the room with natural light. French doors open directly onto the beautifully landscaped rear garden, which includes a stone patio and a large, low-maintenance artificial lawn - ideal for outdoor entertaining.

First Floor

Upstairs, the landing gives access to three bedrooms. The principal bedroom overlooks the rear garden and features its own private ensuite shower room with a pedestal wash basin, WC, and an oversized tiled shower enclosure. The family bathroom is fitted with a modern white suite comprising a bath with glazed screen and electric shower over, pedestal wash basin, WC, and complementary tiling.

Outside

The property benefits from double width side by side driveway to the front and gated side access to the rear garden.

This superb modern home combines style, comfort, and a fantastic village location - ideal for first-time buyers, downsizers, or investors alike. With countryside walks and local amenities close by, plus excellent transport links to Ashby-de-la-Zouch, Tamworth, and Burton upon Trent, this property offers the best of both rural and connected living. Early viewing is highly recommended to appreciate all it has to offer.

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. There is a charge of approx £350 per annum (TBC) payable to Warwick Estates Property Management for upkeep of communal areas.

Property construction: Traditional **Parking:** Drive

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

Coalfield or mining area: Ex mining area
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

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

Our Ref: JGA/13112025

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

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Agents' Notes

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