Holders

A Modern Estate Agent









East Field Farm Church Street, Swadlincote, DE12 8DF

Offers over £550,000

Prepare to be captivated by this unique and stunning development located in Netherseal. Part of an exclusive high-quality development featuring just 5 dwellings on generous plots, this site is situated just outside the historic village of Netherseal. It enjoys a serene setting off a quiet lane leading out from the village center, boasting wonderful open views to the east.

Netherseal is a charming small village located 4 miles south of Swadlincote and only 3 miles from the M42/A42, providing convenient access to major regional and national centers including Nottingham, Derby, Leicester, and Birmingham. Village amenities include a convenience store, tennis club, village hall, a public house, and a sports club. For additional amenities, Ashby-de-la Zouch, just 7 miles away, offers a wider range of facilities, independent and national chain stores, and multiple supermarkets. The Netherseal St. Peter's primary school provides education for pupils aged 5-11, complemented by nearby independent schools such as Repton (12 miles away) and Twycross House School (8 miles away).

These stunning homes are nestled within 4 acres of land, discreetly tucked away behind electric gates, creating an exclusive and luxurious ambiance. Built to the highest architectural standards, this development truly stands out, offering the perfect blend of modern amenities and timeless countryside living. If you're seeking a countryside retreat ideal for long walks and tranquility, this setting is truly idyllic.

Blackbird Barn is a tastefully designed property with flexible living accommodation totalling 1250 sq.ft.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

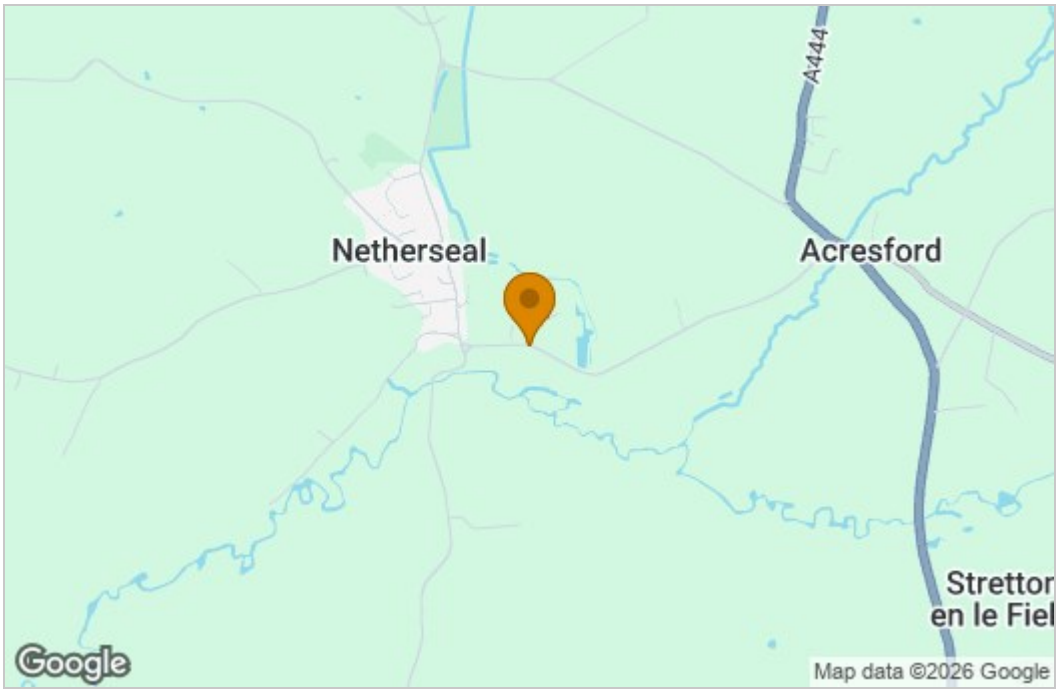
Ground Floor:



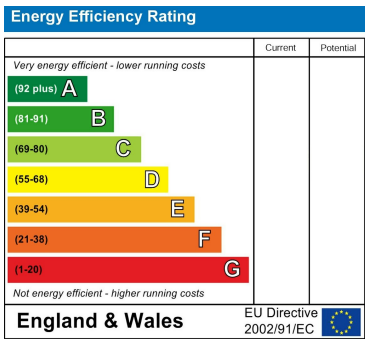
Blackbird Barn, East Field Farm
Internal Square Footage: 1250 sq.ft

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Area Map



Energy Efficiency Graph



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