

Ashby Road

Boundary, Swadlincote, DE11 7BA

John German



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Price Range £650,000 - £675,000

NO CHAIN

Thoughtfully extended bespoke home offering stunning open-plan living with countryside views. Featuring a high-spec open plan living dining kitchen, versatile reception space, four/five bedrooms, three bathrooms and landscaped gardens, all finished to an exceptional standard.

Superbly extended and meticulously renovated, this bespoke contemporary home has been transformed with exceptional attention to detail, creating a light-filled and highly versatile living environment. Designed to embrace modern open-plan living, the property offers generous accommodation arranged over two floors, with bedrooms thoughtfully distributed to suit a variety of lifestyles, all complemented by delightful countryside views to the rear.

A striking reception hallway sets the tone, with a vaulted ceiling, twin skylights and a galleried landing above, allowing natural light to pour through the heart of the home. Practicality is equally well considered, with a walk-in cloakroom, understairs storage and a guest WC. Polished porcelain tiled flooring with underfloor heating flows throughout much of the ground floor, enhancing both comfort and style.

At the rear, the home opens into a truly impressive living space—the vibrant hub of the property—where a newly fitted kitchen seamlessly integrates with expansive living and dining areas. The kitchen itself is beautifully appointed with sleek integrated appliances and a sociable breakfast bar island, naturally connecting to the lounge area. Floor-to-ceiling bi-fold doors frame breathtaking countryside views and open directly onto the patio, effortlessly blending indoor and outdoor living. The dining area further enhances the sense of space, with a vaulted ceiling and dual-aspect windows that flood the room with natural light, ensuring the surrounding landscape is always in view. Thoughtfully designed for both everyday living and entertaining, this space is both practical and visually striking.

Two additional reception rooms—equally suited as bedrooms—offer excellent flexibility, while the rear-facing family room provides a more intimate setting, again benefitting from bifold door garden access and those far-reaching views.

The ground floor also hosts an impressive principal bedroom suite, featuring a walk-in dressing room and a luxurious en-suite shower room, finished with full-height porcelain tiling, a wide walk-in shower with rainfall head and contemporary fittings.

Upstairs, the sense of space continues with a bright galleried landing overlooking the hallway below, illuminated by further skylights. Three exceptionally generous bedrooms offer remarkable proportions, ideal for growing families or independent living for older children. The first-floor principal bedroom benefits from a dedicated dressing area and a stylish en-suite, complete with a large walk-in shower, modern vanity storage, and sleek fittings, while enjoying dual aspects and countryside views to the rear.

The family bathroom is equally well appointed, featuring elegant tiling, a double-width shower with rainfall head, floating vanity unit, WC, heated towel rail and skylights that enhance both light and outlook.

Outside, an expansive driveway provides excellent off-road parking and access to the garaging with light power and electric up and over door 17'8 x 14'11 walk around to the rear and you will find an elevated terrace accessed from both the living room and kitchen. Alongside lawned gardens adjoining fields with excellent views.

Finished to a high specification throughout, including underfloor heating to the ground floor and UPVC double glazing, this is a thoughtfully designed home that perfectly balances contemporary comfort with space, light and a seamless connection to its surroundings.

Agents notes: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

There is no mains gas and no mains drainage.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Sewage treatment plant

Heating: Air source heating

(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: South Derbyshire District Council / Tax Band D

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

Our Ref: JGA/28042026

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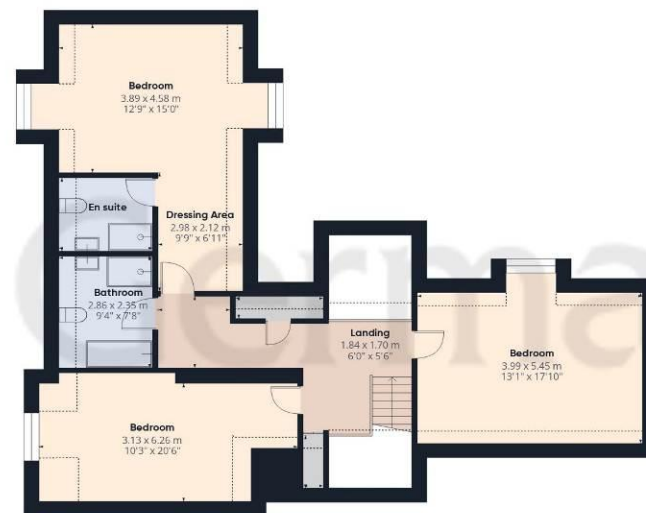








Ground Floor



Floor 1



Approximate total area⁽¹⁾

262.6 m²

2828 ft²

Balconies and terraces

48 m²

517 ft²

Reduced headroom

13 m²

140 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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