

**Drift Close, Blackfordby, Swadlincote, DE11 8BE**

**£500,000**

**Council Tax Band: E**





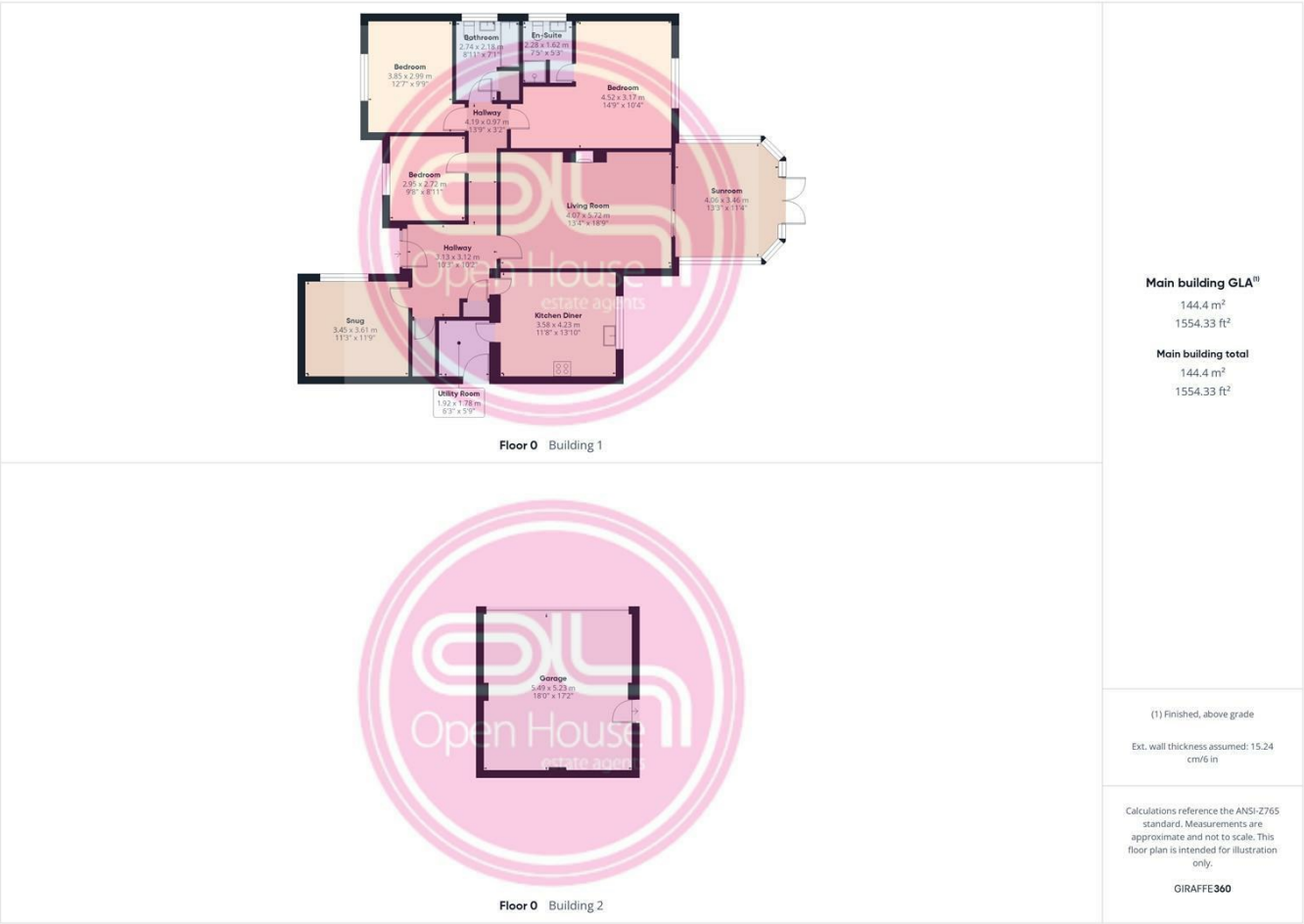
Located in the sought-after village of Blackfordby, the property benefits from safe, quiet surroundings with countryside footpaths beginning just moments away. Walks lead towards Ashby-de-la-Zouch, the National Forest, and past local landmarks including Charnwood Forest Alpacas. The popular Tap House Bar & Restaurant is just down the road, offering great food and a vibrant local atmosphere.

Blackfordby gives easy access to Ashby, Swadlincote, Burton and major commuter routes including the A444, A511, A42 and M42, with nearby bus routes connecting surrounding villages and towns.

The bungalow itself is particularly generous in size, featuring a superb living room, large dining kitchen, sunroom, three double bedrooms, two bathrooms, a separate snug, and a large detached double garage. The plot is a major selling point — private, mature, and overlooking uninterrupted greenery.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	