

SUPERIOR HOMES

ROYSTON & LUND



69 Occupation Road

Albert Village | DE11 8HA

Guide Price £900,000

*** Guide Price: £900,000 - £925,000 ***

Situated in Albert Village, this substantial six-bedroom detached family home offers versatile accommodation, with impressive open-plan living, a basement room and beautiful views towards Albert Village Lake. Further highlights include two en-suite bedrooms, a private balcony, a large garden and ample off-road parking with an electric vehicle charging point.

The ground floor opens into a welcoming entrance hall before flowing into the outstanding open-plan kitchen, dining and living space. Designed with modern family life and entertaining in mind, this vast area features multiple sets of bi-folding doors and extensive glazing, filling the interior with natural light while providing views across the patio and garden. The fitted kitchen offers a generous selection of units and worktop space, while the dining and living areas provide plenty of room for family and guests. A separate utility room and ground-floor WC complete this level.

The first floor comprises five well-proportioned bedrooms. One of the rear bedrooms benefits from fitted storage, a private en-suite shower room and double doors opening onto a Juliet balcony. The remaining bedrooms are served by a spacious four-piece family bathroom featuring a bath and separate shower enclosure.

Positioned separately from the other bedrooms, the impressive principal suite provides a private retreat with extensive built-in wardrobes and its own contemporary en-suite shower room. Double doors open onto a private balcony overlooking the garden, with attractive views of Albert Village Lake.

Outside, the property enjoys a substantial lawned garden and generous patio area. To the front, a spacious driveway provides off-road parking for several vehicles and includes an electric vehicle charging point.

For more information: https://reports.sprift.com/property-report/?access_report_id=5635806

Freehold

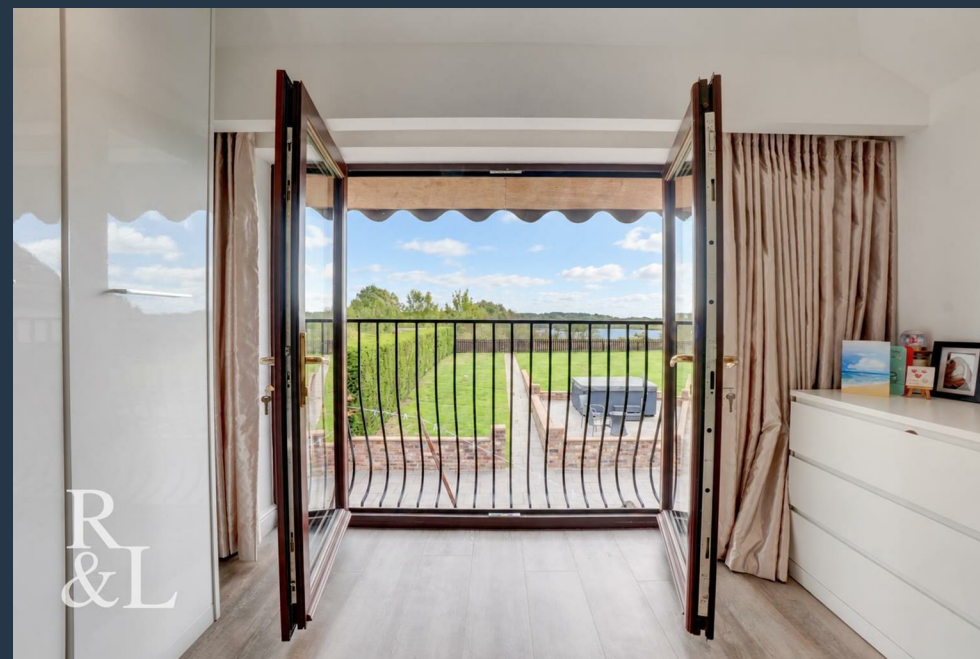




- Guide Price: £900,000 - £925,000
- Six Bedroom Detached Family Home
- Extensive Open Plan Living
- Scenic Views of Albert Village Lake
- Multiple Bi-Fold Doors Open onto Patio
- Principle Bedroom with En-Suite & Balcony
- Spacious Garden / Driveway with Electric Charger
- Close to Numerous Amenities
- Council Tax: C // EPC: TBC
- Freehold









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The generous rear garden is designed for both relaxation and entertaining, featuring a substantial paved terrace with an elevated seating area, ideal for outdoor dining during the warmer months. Beyond the patio lies an extensive lawn, bordered by mature planting and enclosed boundaries, with private access leading towards Albert Village Lake. Multiple sets of bi-folding doors connect the garden with the open-plan living and dining areas, creating a seamless transition between the interior and outside space.



To the front, the property combines traditional stonework with modern architectural details and exterior lighting. A spacious block-paved driveway provides ample off-road parking for several vehicles, together with a useful electric vehicle charging point.

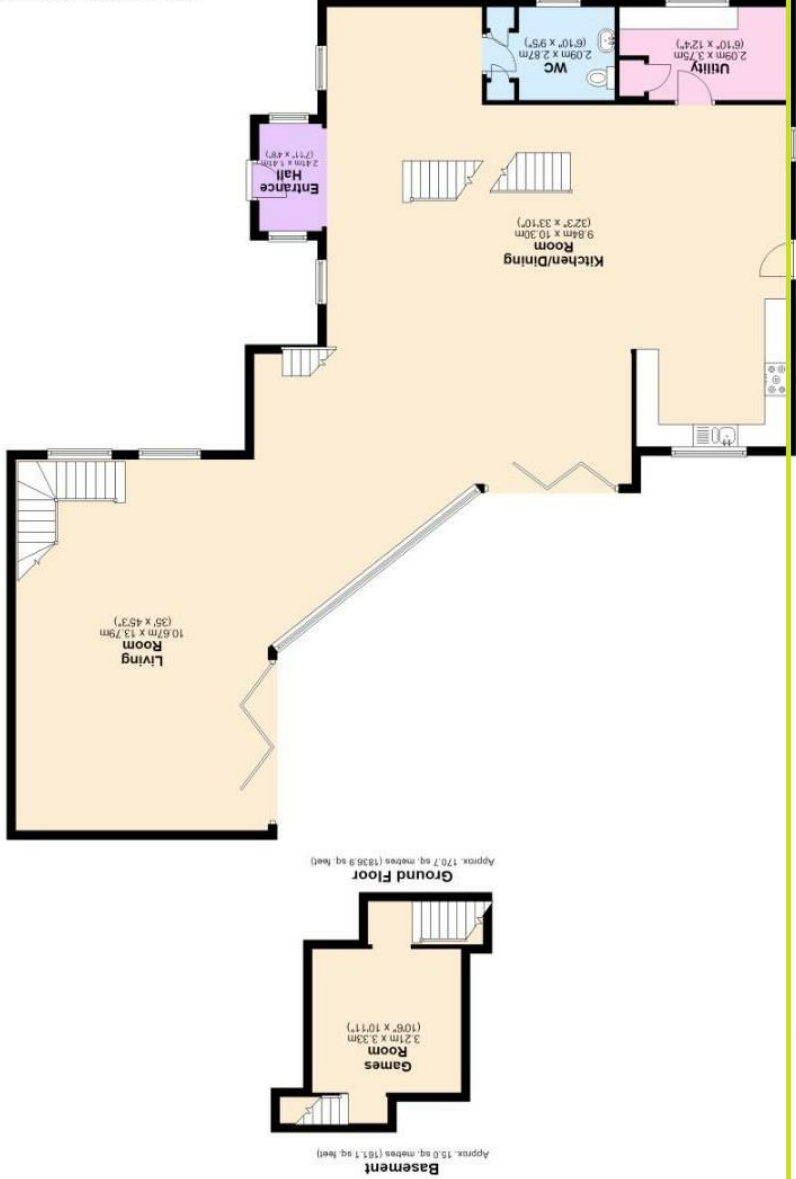


Albert Village is a peaceful location positioned within the National Forest, approximately one mile from Swadlincote and three miles from Ashby-de-la-Zouch. At its heart is Albert Village Lake, a former claypit transformed into a scenic wildlife haven with a circular gravelled pathway, seating areas and opportunities to observe a variety of birds and other wildlife. The surrounding area offers excellent walking and cycling routes, with Conkers and Hicks Lodge also nearby. Road connections via the A444, A511, A42 and M42 provide convenient access to Burton upon Trent, Tamworth, Derby, Leicester and Birmingham.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01530 443 443

Total area: approx. 303.2 sq. metres (3263.8 sq. feet)



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating		England & Wales	
Very environmentally friendly - lower CO ₂ emissions	Potential	Very energy efficient - lower running costs	Potential	Very energy efficient - lower running costs	EU Directive 2002/91/EC
	Current		Current		
Not environmentally friendly - higher CO ₂ emissions	(92 plus) A	Not energy efficient - higher running costs	(92 plus) A	G	EU Directive 2002/91/EC
	(81-91) B		(81-91) B		
	(69-80) C		(69-80) C		
	(55-68) D		(55-68) D		
	(39-54) E		(39-54) E		
	(21-38) F		(21-38) F		
	(1-20) G		(1-20) G		

