

Brambly Close

Donisthorpe, Swadlincote, DE12 7FD

John
German





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£350,000

Deceptively spacious four-bedroom detached home in popular village near to open countryside, offering generous living accommodation, ideal for family life. The home features a private driveway, garage, landscaped rear garden, and stylish interior touches throughout.



Enjoying a peaceful position within a sought-after modern development on the edge of open countryside, this deceptively spacious four-bedroom detached home offers stylish, family-friendly living. With generous proportions throughout, the property boasts an inviting layout including a contemporary open-plan kitchen and dining space, lounge, WC, four bedrooms - two bathrooms, private driveway, garage, and a beautifully landscaped Westerly facing rear garden - perfectly suited to modern lifestyles.

A welcoming tiled entrance hall gives access to a useful understairs storage cupboard and a well-appointed guest cloakroom with half-height metro-style tiling, corner wash hand basin, and WC. To the left, the cosy living room provides a perfect retreat for relaxed evenings.

At the heart of the home is a spacious contemporary open-plan kitchen and dining area, ideal for everyday living and entertaining, with a seamless flow to the rear garden through French double doors.

Upstairs, a large landing leads to four well-proportioned bedrooms - three doubles and a generous single. The principal bedroom enjoys its own private en-suite shower room, complete with a double-width enclosure, modern tiling, WC, wash hand basin, and a dressing area with built-in wardrobe.

The family bathroom is fitted with a sleek white suite including a panelled bath with glazed screen and mains shower over, WC, and pedestal wash hand basin - all set against stylish tiling.

Externally, the property benefits from off-road parking, a garage, and a landscaped Westerly facing rear garden with paved and a secondary decked patio area designed for maximum sunshine ease of maintenance and outdoor enjoyment.

Surrounded by scenic countryside, the village offers a peaceful semi-rural lifestyle while remaining convenient for commuting and day-to-day amenities. The village is home to a popular primary school and a pub, making it ideal for families and those seeking community life. Donisthorpe Woodland Park, a former colliery site now transformed into a nature reserve, offers woodland walks, cycling routes, and access to the Ashby Wolds Heritage Trail, part of the National Forest network. Nearby towns such as Ashby-de-la-Zouch and Tamworth provide a wider range of shopping, dining, and leisure facilities. Excellent road links via the A444, A42, and M42 ensure easy travel to Leicester, Birmingham, and Nottingham, while East Midlands Airport is under 30 minutes away.

Note: There is a communal charge of circa £398 per annum payable to Warwick Estates Property Management.

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:** Mains. **Heating:** Gas

(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 D

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

www.nwleics.gov.uk

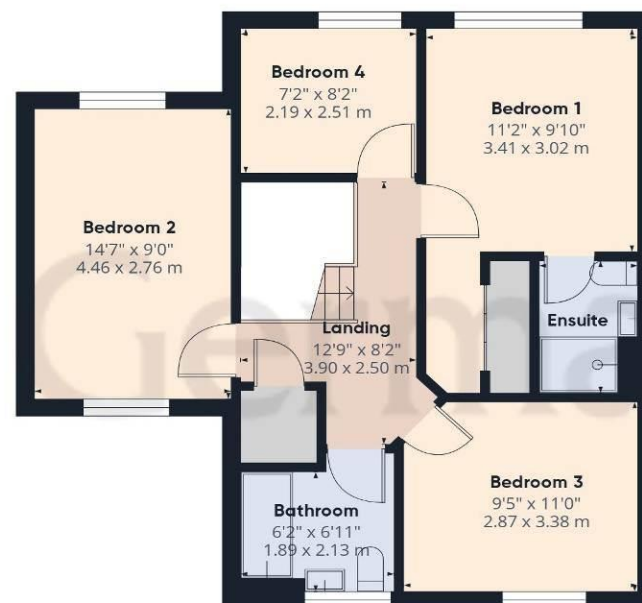
Our Ref: JGA/24072025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1083 ft²

100.7 m²

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 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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