



6, Winfield Way, Blackfordby, Derbyshire, DE11 8GN

HOWKINS &
HARRISON

6, Winfield Way,
Blackfordby,
Derbyshire, DE11 8GN

Asking Price: £260,000

A well-presented semi-detached home on this ever popular 'Davidsons' development. Offering 795 sqft of ready-to-move-into accommodation, ideally positioned within the National Forest village of Blackfordby.

Situated close to open green space and countryside walks, the property provides well-balanced living space suited to first-time buyers, downsizers or investors alike. The accommodation briefly comprises an entrance hall, generous living room, kitchen/diner with French doors opening onto the rear garden and a cloakroom WC to the ground floor, with three bedrooms and a family bathroom to the first floor.

Externally there is off road parking to the front and an enclosed rear garden. The property also benefits from the remainder of the builder's warranty.





Location

Blackfordby is a popular village located on the edge of the National Forest, offering a pleasant semi-rural setting whilst remaining highly convenient for nearby Ashby-de-la-Zouch and Swadlincote. The village benefits from local amenities including a primary school, village hall, public house and surrounding countryside walks, with a wider range of shopping, leisure facilities and secondary schooling available in Ashby-de-la-Zouch. The area is particularly well placed for commuters, with excellent road links to the A511, A42 and M42, providing straightforward access to Leicester, Derby, Nottingham and Birmingham. East Midlands Airport is also within easy reach, making the location ideal for both local and regional travel.

Travel Distances:

Ashby-de-la-Zouch – 2 miles
Swadlincote – 3 miles
Burton upon Trent – 10 miles
Derby – 15 miles
Leicester – 18 miles
East Midlands Airport – 11 miles



Accommodation Details – Ground Floor

The property is approached via a driveway to the front elevation, with a pathway leading to the front door which opens into the entrance hall. From here, stairs rise to the first floor and a door leads through into the living room. The living room is a well-proportioned space positioned to the front of the property, offering a comfortable main reception room with plenty of natural light. There is a useful storage cupboard located beneath the stairs. To the rear of the living room, a door leads through into an inner hall, which in turn provides access to the cloakroom WC and the kitchen/diner. The kitchen/diner spans the width of the property to the rear and is fitted with a range of wall and base units with ample

preparation surfaces and space for appliances. There is room for a dining table, making this an ideal everyday living and entertaining space. French doors open directly onto the rear garden, creating a lovely connection between inside and out.

First Floor

Moving to the first floor, the landing gives access to all three bedrooms, the family bathroom and also benefits from a built-in storage cupboard. Bedroom one is positioned to the rear and is a comfortable double room. Bedrooms two and three are both located to the front elevation, with bedroom two offering a generous second bedroom and bedroom three lending itself well

as a single bedroom, nursery or home office. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC.

Outside

Externally, to the front of the property there is off road parking. Gated side access leads through to the rear garden, which is fully enclosed and features a patio seating area directly off the kitchen/diner, leading onto a lawn with fenced boundaries and a useful timber shed. The property is well positioned within the development, being just a short distance from nearby open green space and countryside walks.

Features

- Modern semi-detached home in popular location
- Approximately 795 sqft of accommodation
- Ready to move straight into
- Living room with good proportions
- Kitchen/diner with French doors to garden
- Easy access to local road and commuter links
- Three bedrooms to first floor
- Enclosed rear garden with patio area
- Remainder of builder's warranty included

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

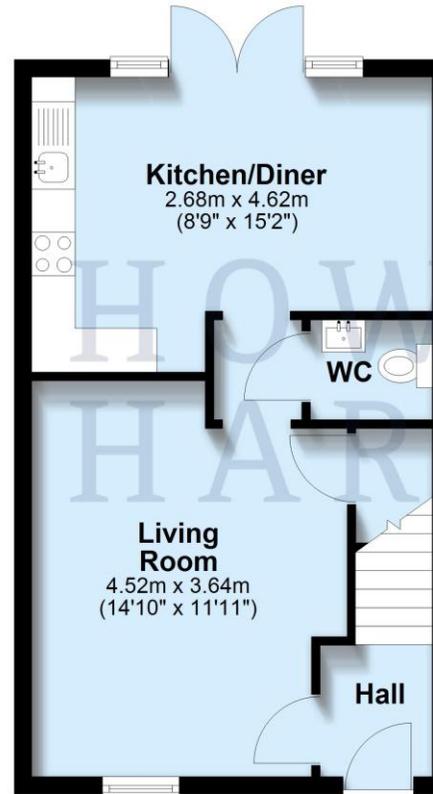
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

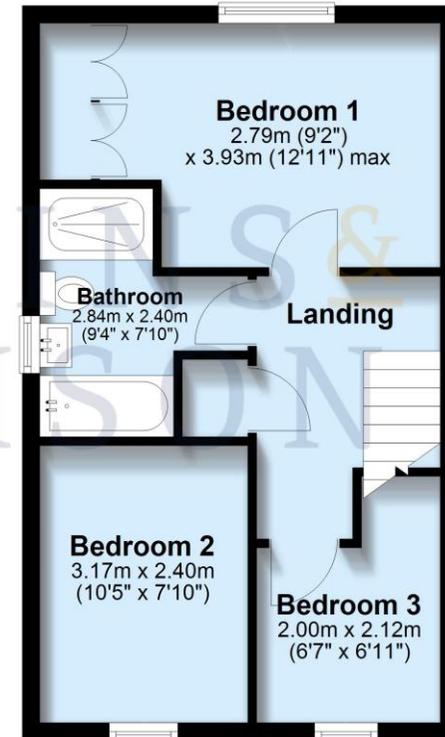
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

Howkins & Harrison

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