

Grove.

FIND YOUR HOME

Springbrook Gardens, Station Drive, Blakedown, DY10 3LF

Guide Price £475,000

Springbrook Gardens

Plot 31 is the last bungalow available at Springbrook Gardens, and Miller Homes will cover the cost of your stamp duty. Upgrades include upgraded kitchen with integrated appliances, shower package and towel rails to bathroom, and outside tap to rear.

Tucked away on a quiet, private driveway and directly overlooking scenic green open space, this property is the perfect solution for downsizers seeking uncompromised luxury, or professionals wanting single-story living in a vibrant village setting.

Designed with a focus on natural light and flow, the accommodation centers around a superb 19ft living and dining room. This spacious, flexible area serves as a fantastic hub for both relaxation and entertaining, featuring elegant French doors that swing open to invite the private rear garden inside.

To the front of the home is the expertly planned, separate contemporary kitchen. Styled with high-specification cabinetry and modern integrated appliances, the kitchen is cleverly proportioned to accommodate a table for informal morning dining. The Fairfield features two beautifully presented double bedrooms. The principal master bedroom is a comfortable, private retreat positioned away from the main living area, complete with its own high-specification en-suite shower room. The second double bedroom offers excellent flexibility—perfect for visiting guests, a secondary sitting area, or a dedicated home office. A contemporary family bathroom featuring premium sanitaryware finishes the internal layout. Externally, the property stands out with its premium plot position, enjoying tranquil views over the development's landscaped green spaces and mature trees. The bungalow includes a well-proportioned private rear garden, an adjacent single garage, and a dedicated driveway with parking for two vehicles.













SERVICE CHARGE
Please note there is an annual service charge of £244.66

Council Tax - New Homes
Please note this new home has not yet been banded for Council Tax.

Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2017
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referrals
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.





The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

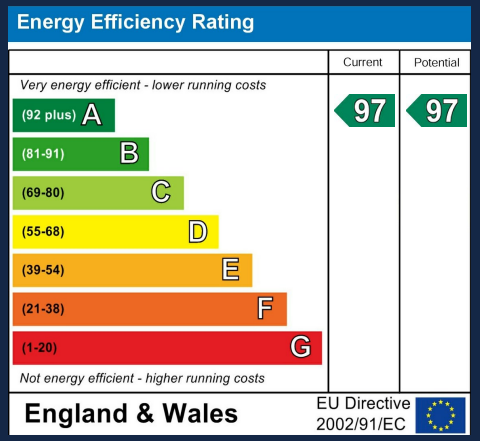


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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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