



Brambly Close, Donisthorpe, Swadlincote, DE12 7FD

Nicholas
Humphreys

£350,000

**** Internal Video Included ** 4 Bedrooms ** Village Location ****

Occupying a desirable cul-de-sac position within the popular village of Donisthorpe, this beautifully presented modern detached family home offers spacious and versatile accommodation throughout.

Featuring a welcoming entrance hallway, lounge, an impressive open-plan living dining kitchen with French doors to the rear garden, four well-proportioned bedrooms including a principal bedroom with en-suite, off-road parking, garage and an enclosed rear garden.

Ideally situated for excellent commuter links via the A444 and M42, this superb home is perfect for growing families and professionals alike.



The Accommodation

A beautifully presented modern detached family home, occupying a desirable cul-de-sac position within the heart of the popular village of Donisthorpe. Offering spacious and well-planned accommodation throughout, the property enjoys an attractive setting with excellent access to the A444, M42 and surrounding commuter routes.

The accommodation is entered via a double-glazed front entrance door leading into a welcoming reception hallway with ceramic tiled flooring, staircase rising to the first floor and a useful under-stairs storage cupboard. An internal door leads to the guest cloakroom, fitted with a low-level WC, hand wash basin, complementary part-tiled walls, radiator and UPVC double-glazed window.

Positioned to the front elevation, the comfortable living room benefits from a walk-in UPVC double-glazed bay window providing an abundance of natural light, together with a double radiator and an internal door returning to the hallway.

To the rear of the property is the impressive open-plan living dining kitchen, creating the ideal space for modern family living and entertaining. The kitchen is comprehensively fitted with a range of base cupboards and matching eye-level wall units incorporating a built-in stainless steel oven, four-ring gas hob with extractor hood above, concealed integrated dishwasher, washing machine and fridge freezer, together with a useful larder cupboard. The concealed wall-mounted gas central heating boiler is also housed within the kitchen. Ceramic tiled flooring continues throughout the space, whilst a UPVC double-glazed window and French patio doors provide plenty of natural light and direct access onto the rear garden. There is ample room for a family dining table as well as a comfortable seating area.

The first-floor landing enjoys a UPVC double-glazed window to the side elevation, access to the loft space and doors leading to the four bedrooms and family bathroom. The principal bedroom is situated to the rear of the property, enjoying delightful views over the enclosed garden, and benefits from a radiator, UPVC double-glazed window and access to a modern en-suite shower room. The en-suite is fitted with a low-level WC, hand wash basin, generous walk-in shower enclosure with thermostatic shower and a heated towel rail.

The second bedroom is a spacious double positioned to the front elevation, whilst bedrooms three and four are well-proportioned single rooms, ideal for children, guests or those requiring a home office.

Completing the accommodation is the contemporary family bathroom, fitted with a white suite comprising low-level WC, hand wash basin and panelled bath with thermostatic shower and glazed shower screen, complemented by attractive wall tiling and a heated chrome towel rail.

Outside, the property is set back from the road behind a front garden with paved pathway leading to the entrance. A side driveway provides off-road parking for two vehicles and leads to the single garage. Gated access leads through to the enclosed rear garden, which has been designed for ease of maintenance with a lawn, sandstone patio seating area and fenced boundaries, creating an ideal outdoor space for both relaxing and entertaining.

Situated within the sought-after village of Donisthorpe, the property enjoys a peaceful residential setting whilst remaining conveniently positioned for excellent road links via the A444 and M42, making it ideal for commuters.

Move With Us

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Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

Local Authority: North West Leicestershire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change

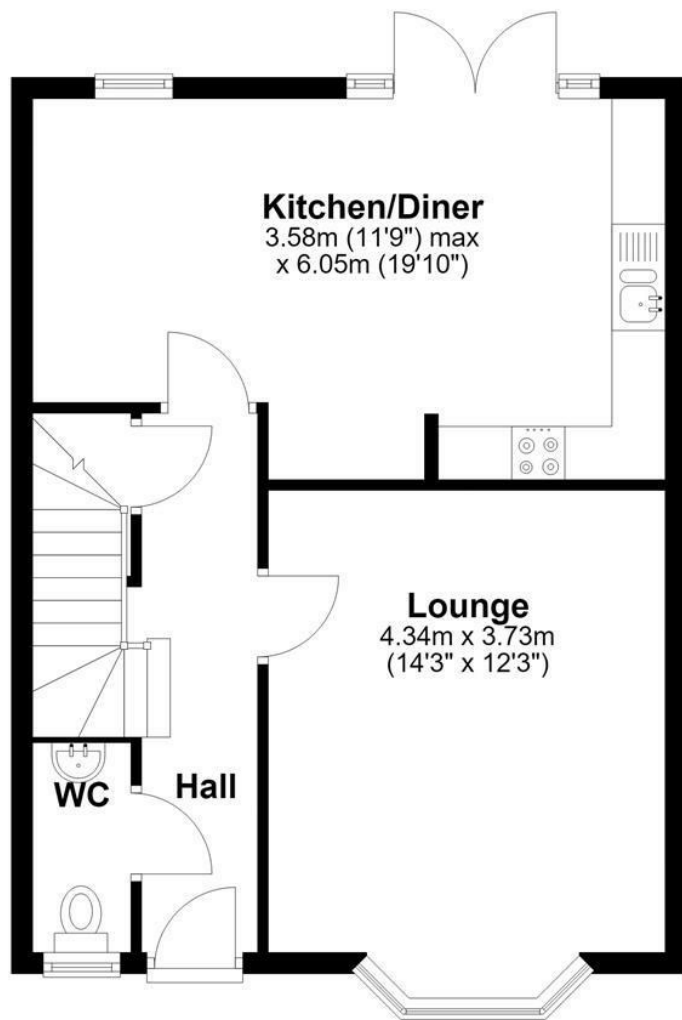




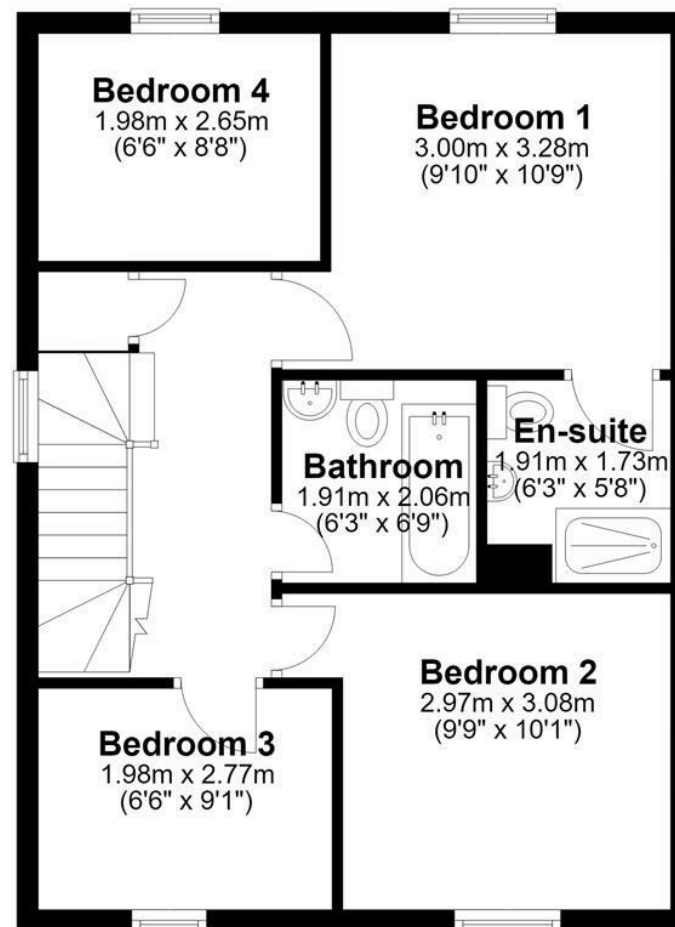




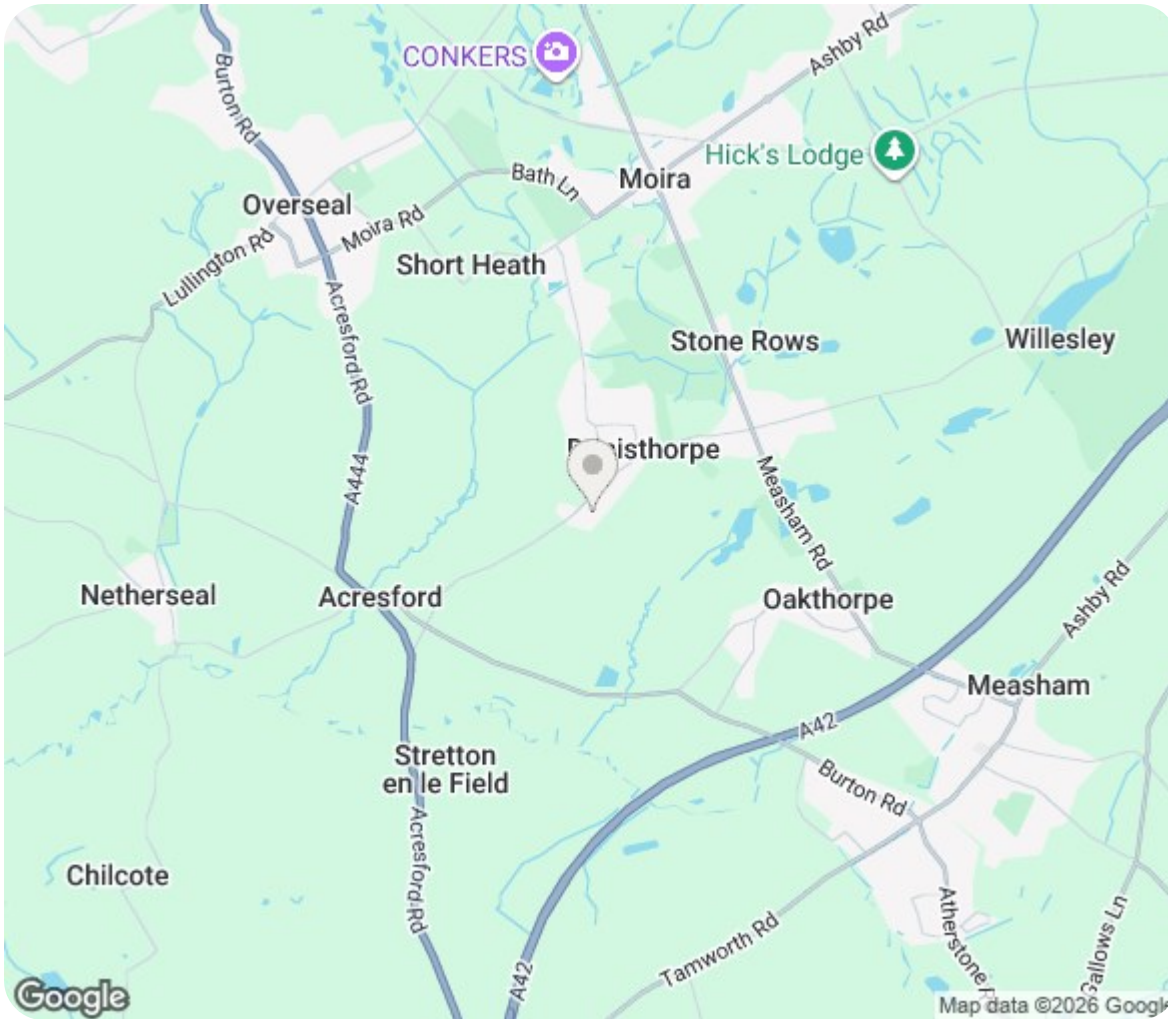
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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