

Pickering Drive, Blackfordby, Derbyshire, DE11 8GL
£225,000





ABODE



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Built by the award-winning Davidsons Homes, this beautifully presented modern home offers stylish and spacious accommodation throughout. The property features a contemporary kitchen/diner with integrated appliances, a bright lounge with French doors to the rear patio, a convenient cloakroom/WC, and a four-piece family bathroom. There are two well-proportioned bedrooms, with the principal bedroom including fitted wardrobes. Finished to a high standard, the home also benefits from uPVC double glazing and gas central heating.

Situated in the sought-after village of Blackfordby, just two miles from both Ashby-de-la-Zouch and Swadlincote, the property enjoys a semi-rural setting with direct access to National Forest walks. The village offers a local hall and primary school, with excellent road links via the A511 and A42, providing easy access to Burton upon Trent, Derby, Nottingham, and Leicester.

Viewing by appointment only.

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SALES & LETTINGS

Lounge

A spacious and comfortable living area featuring a uPVC double-glazed window to the front elevation and uPVC double-glazed French doors opening onto the rear patio. The lounge includes two central heating radiators, a TV aerial point, multiple power sockets, HDMI and Ethernet connections, a fibre broadband connection point, thermostat, smoke alarm, doorbell chime, and the electrical consumer unit. A staircase rises to the first-floor landing.

Kitchen/Diner

A bright and welcoming space with a uPVC double-glazed window to the front elevation. The kitchen features a range of matching high- and low-level cupboards and drawers with contrasting work surfaces. Integrated appliances include a stainless steel four-ring gas hob with extractor hood, built-in oven and grill, microwave, fridge freezer, washing machine, and a one-and-a-half bowl stainless steel sink with drainer and mixer tap. There is a central heating radiator and an internal door leading to:

Cloakroom/W.C.

Fitted with a low-level WC with continental flush and a floating wash hand basin with mixer tap and tiled splashback. The room benefits from a frosted uPVC double-glazed window to the rear elevation, a central heating radiator, and an extractor fan.

Landing

With a uPVC double-glazed window to the rear elevation, central heating radiator, loft access, smoke alarm, and carbon monoxide detector. A built-in utility cupboard houses the gas-fired combination boiler and central heating controls. Internal doors lead to:



Bedroom One

A generously sized double bedroom with a uPVC double-glazed window to the front elevation, central heating radiator, and fitted wardrobes with sliding doors offering hanging and shelving space.

Bedroom Two

A well-proportioned second bedroom with a uPVC double-glazed window to the front elevation and a central heating radiator.







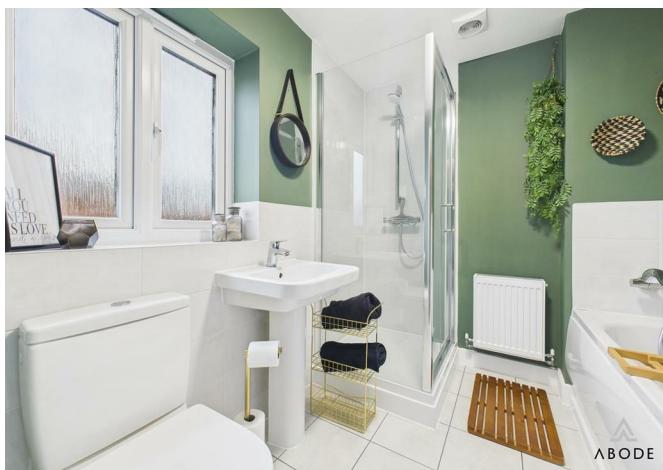
Bathroom

A modern four-piece family bathroom suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and showerhead attachment, and a separate corner shower cubicle with glass folding screen and overhead shower. Complementary tiling to both the walls and floor, a frosted uPVC double-glazed window to the rear elevation, central heating radiator, and extractor fan complete the room.

Management

A charge of £117.00 applies every 6 months, paid to the management company Meadfleet Ltd, who are responsible for all the external green space upkeep, road maintenance and all communal areas.













Approximate total area⁽¹⁾

65.4 m²
705 ft²

Reduced headroom
1.2 m²
13 ft²

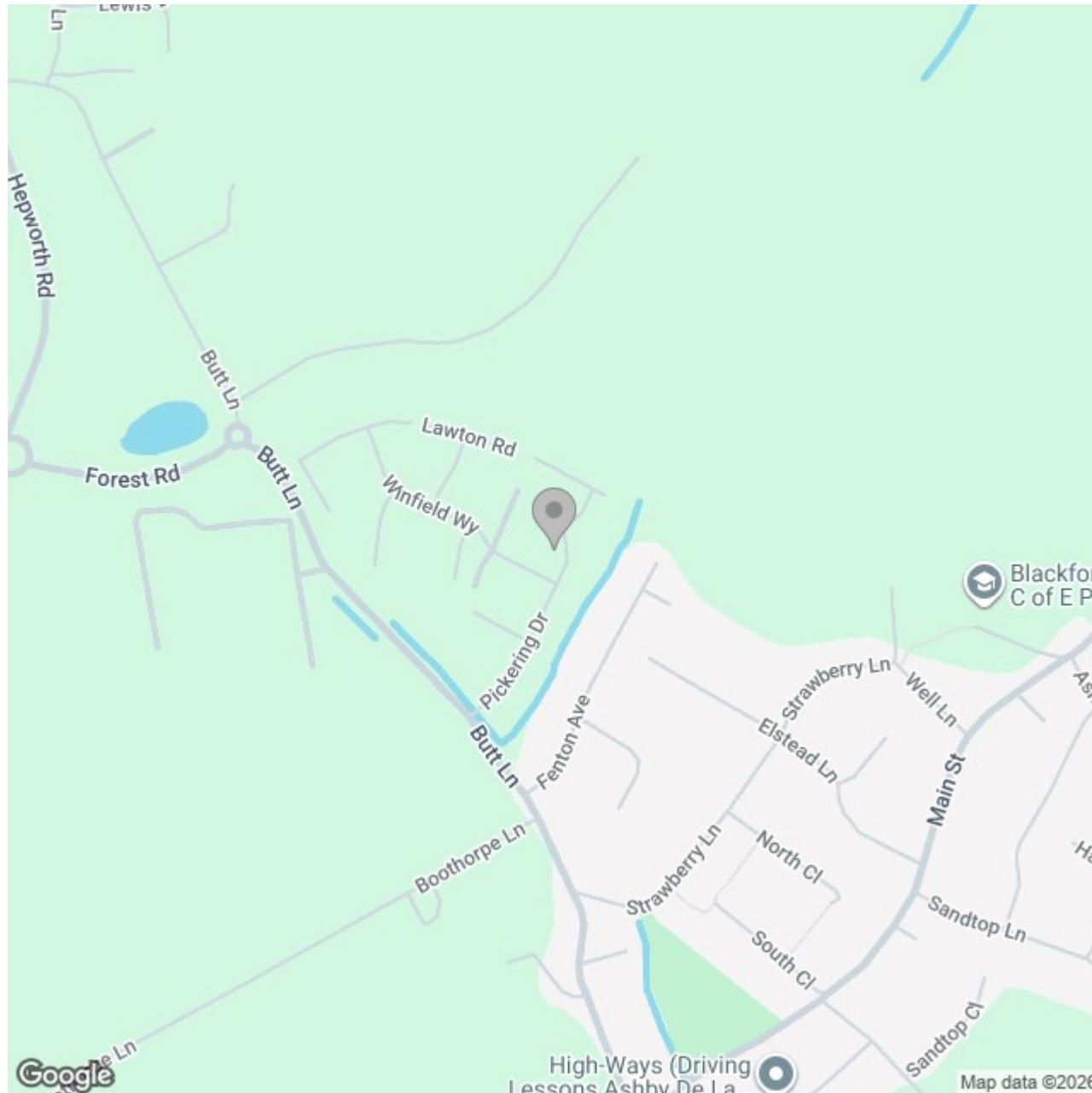


(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	83	
(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	