







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.



## 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.











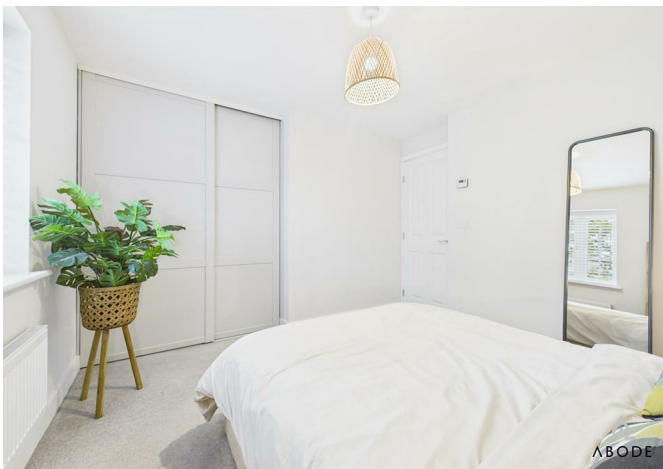
## Bathroom

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.







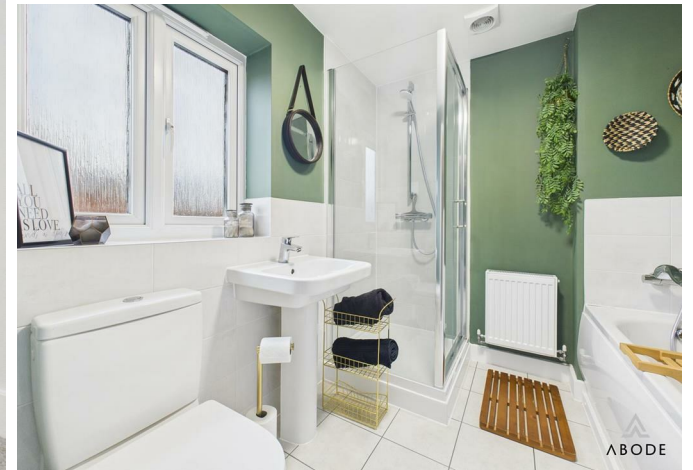




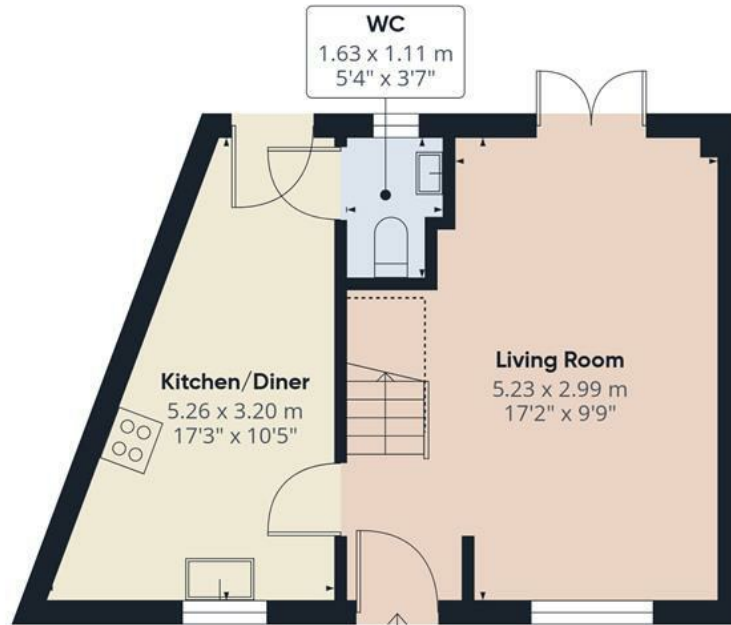












Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

65.4 m<sup>2</sup>

705 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

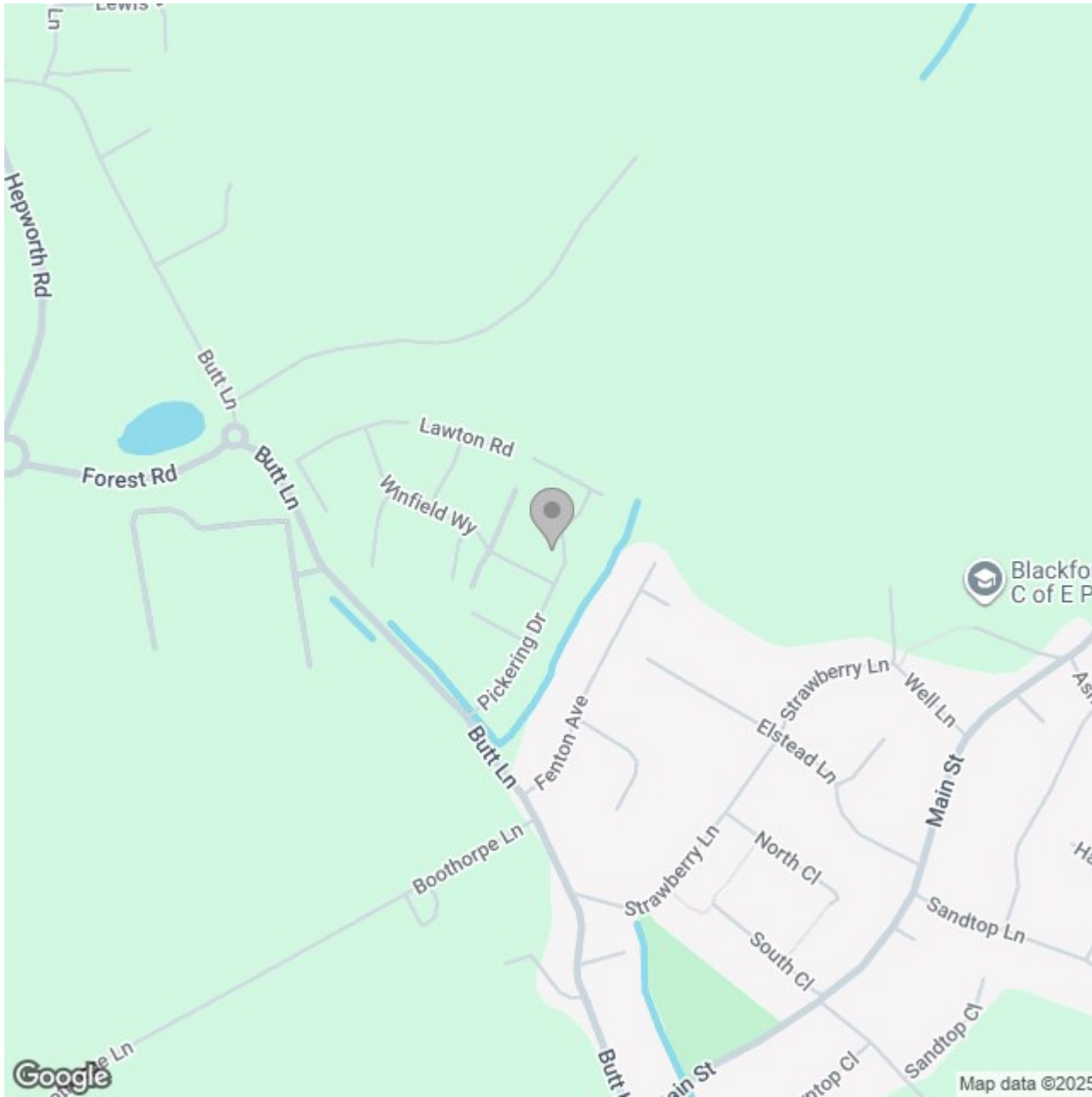
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	