

# Winfield Way

Blackfordby, Swadlincote, DE11 8GN

John   
German





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Price range £500,000 - £510,000

. Gorgeous Georgian style family home offering a stylish and contemporary finish throughout and a fabulous private drive setting overlooking the green and brook. Central to the home is a stunning open plan living dining kitchen running full width of the house with a glazed picture window boxed bay and twin French doors to the rear.

This striking property was built by Davidsons Homes in 2020 with an attractive Georgian façade and is set on this flagship development in the village of Blackfordby that benefits from the remainder of its 10 year NHBC warranty. It occupies a most wonderful westerly facing plot positioned on a shared private driveway approach of just four similar houses enjoying a beautiful outlook over a tree and hedgerow lined green with a small brook running through.

Blackfordby is a small village that lies approximately a mile northwest of Ashby-de-la-Zouch, perfectly placed for all the leisure pursuits that the National Forest offers. There are excellent commuter links into Burton on Trent and Swadlincote, and the M42 is also close by. A former mining village with a strong local community, you will enjoy an excellent local village primary school, church and of course at the heart of the village the welcoming Black Lion Pub, with local beers and a few nibbles.

Accommodation - You are welcomed into the home by an impressive through entrance hallway with stairs leading off and to your left is a generous sized cloakroom/WC. Double doors to your right lead to a beautiful lounge that is sumptuously appointed creating a calm oasis to the home. For those working from home there is a useful study which could easily double up as a family playroom.

In a house full of highlights there is one room that stands out and is truly heart of this home - the stunning social open plan living place ideal for families and entertaining where kitchen, dining and sitting come together into one contemporary seamless space which is flooded with natural light through the full height picture windows and multiple French doors to the garden beyond. The stylish kitchen itself is a beautiful modern and well equipped affair offering plentiful storage, quartz countertops and a feature central large breakfast island alongside a range of integrated appliances. The dining area sits in a large feature glazed boxed bay with full height picture windows and French doors out to the rear gardens, perfect for entertaining in the summer. At the opposite end of this room is a family sitting area with feature panelled wall, LED lighting and further French doors to the side.

Last but not least is a useful utility room set alongside the kitchen.

Upstairs you will find four double bedrooms all fitted with wardrobes. Bedroom one has a walk in dressing area and its own private en suite and bedroom two is a perfect guest bedroom or teenagers bedroom as it too has its own private en suite shower room.

Completing this floor is the family bathroom that is finished in white comprising a panelled bath, pedestal wash hand basin, WC and a separate oversized shower cubicle.

Outside - With an impressive approach to the property you will find it has a substantial double width driveway which provides ample car/caravan standing with access to a detached double garage. As previously mentioned, the outlook is lovely.

To the rear you will find westerly facing gardens that enjoy great privacy and have a large lawn and two patio areas.

**Note:** The property is subject to a communal greenspace charge to Meed Fleet, cost TBC.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13112024

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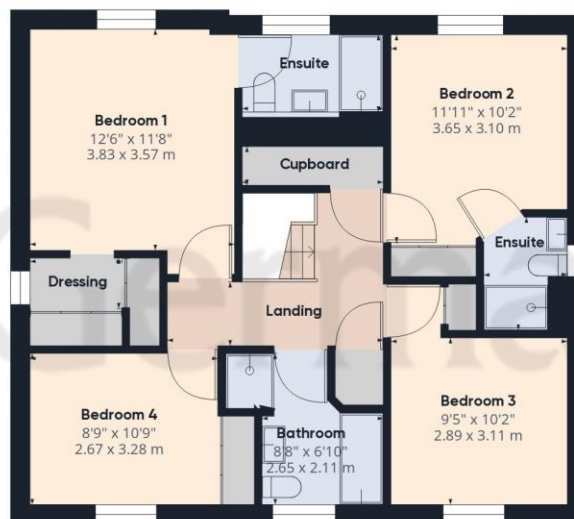


Ground Floor

Approximate total area<sup>(1)</sup>

1614.48 ft<sup>2</sup>

149.99 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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