



11 Winfield Way, Blackfordby, Swadlincote, Leicestershire. DE11
8GN

£410,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Spacious Four-Bedroom Detached Home with Stunning Views & Additional Parking

This beautifully presented four-bedroom detached home is situated on a desirable corner plot in the sought-after village of Blackford. With picturesque views over the balancing pond, generous living spaces, and high-specification upgrades throughout, this property is perfect for families looking for modern living with extra parking and a single garage with power and lighting.

EPC Rating B Council Tax Band E

FEATURES

- Spacious 4 Bedroom Family Home
- Highly Sought-After Location in Blackfordby
- Modern Kitchen with Integrated Appliances
- Master Bedroom with En-suite
- Impressive Open-Plan Space
- Corner Plot with Parking for Multiple Cars
- Picturesque Views
- Freehold and NO CHAIN
- EPC Rating B
- Council Tax Band E



ROOM DESCRIPTIONS

Ground Floor - Hallway

The property is accessed via a spacious and welcoming entrance hall, featuring a storage cupboard with hanging space for coats, a ground floor WC, and double doors leading to the sitting room and dining kitchen. A smoke alarm is installed for added safety.

Sitting Room

6.36m x 3.89m (20' 10" x 12' 9") A generously sized living space with a feature panelled wall, a bay window to the side aspect, and two UPVC double-glazed windows to the front and side, offering fantastic views over the balancing pond. The room is fully carpeted with pendant lighting.

Dining Kitchen & Family Area

This impressive open-plan space is ideal for modern family living, featuring: Patio doors opening onto the rear garden, UPVC double-glazed window overlooking the balancing pond, upgraded kitchen with granite worktops and a stainless steel 1.5-bowl sink with mixer tap, gas hob with extractor fan and matching splashback. Integrated appliances, including an oven, microwave, and fridge freezer, wiring for a wall-mounted TV and TV aerial point, Antigo plank-effect flooring, which extends throughout the hallway and kitchen area, two double panel radiators.

Utility Room

2.18m x 1.36m (7' 2" x 4' 6") A separate utility space with Granite worktop, wall-mounted Ideal Logic Combi boiler, shelving and consumer unit, plumbing and space for a washing machine and tumble dryer, understairs storage and UPVC double-glazed frosted door providing access to the driveway.

Ground Floor WC

0.91m x 1.62m (3' 0" x 5' 4") With low-flush WC, wall-mounted basin with mixer tap, part-tiled walls, extractor fan, spotlights integrated into the ceiling, radiator and Antigo flooring.

First Floor - Landing

The first-floor landing features a bespoke gallery-style balustrade, smoke alarm, and access to the loft space. A double-door storage cupboard houses the pressurised hot water tank, with additional storage space for towels.

Bedroom One

3.59m x 3.58m (11' 9" x 11' 9") Features high-quality fitted slide robe wardrobes, UPVC double-glazed window to the side aspect, pendant lighting, single panel radiator and door leading to ensuite.

En-Suite

2.15m x 1.41m (7' 1" x 4' 8") With a large walk-in shower, fully tiled, low-flush WC, pedestal wash basin with mixer tap, extractor fan & integrated spotlights, frosted double-glazed window to side aspect, heated towel rail, ceramic tile flooring.

Bedroom Two

2.59m x 3.52m (8' 6" x 11' 7") Fitted wardrobes, UPVC double-glazed window to the side aspect, carpeted flooring, radiator.

Bedroom Three

2.72m x 3.23m (8' 11" x 10' 7") Dual aspect UPVC double-glazed windows with views over the balancing pond, carpeted flooring, single panel radiator, pendant lighting.

Bedroom Four

3.38m (including recess) x 3.10m (11' 1" x 10' 2") currently used as a home office, fitted office furniture/dressing table, UPVC double-glazed window to the front aspect with views over the balancing pond, carpeted flooring, pendant lighting, recess with potential for fitted wardrobes (currently fitted with a hanging rail and shelf over dressing table/desk).



ROOM DESCRIPTIONS

Family Bathroom

Features a low-flush WC, pedestal wash basin, double shower, fully tiled, bath with hand-held mixer tap, part tiled walls, integrated spotlights & extractor fan and frosted double-glazed window to the front aspect.

Outside

The property is situated on a corner plot, offering fantastic views and additional parking. Detached single garage with electric light and power, driveway parking for two cars, plus an additional parking space to the side.

Landscaped rear garden, fully enclosed with a gated side entrance leading to the driveway, additional patio area, outdoor plumbing and an electric socket for a hot tub (hot tub not included in sale). Garden shed included, security lighting & outdoor tap.

Additional Information

The property is Freehold with no onward chain - ready for immediate purchase.

Highly sought-after location in Blackfordby with excellent local amenities, schools, and transport links.

Viewing is highly recommended to appreciate the space, quality, and location of this stunning home.

Location Information

Blackfordby is a small village in the parish of Ashby-de-la-Zouch, in the North West Leicestershire district. It is about 2 miles to the northwest of Ashby-de-la-Zouch and 2 miles southeast of Swadlincote.

A popular village, Blackfordby has a bustling village hall offering activities for all ages, as well as a primary school and traditional pub. The neighbouring village of Woodville has more amenities, including a post office, library, doctors' surgery, pharmacy, barbers, petrol station, cafes and takeaways.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 8mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are medium for EE, Vodafone and O2 and low for Three.

Legal Information

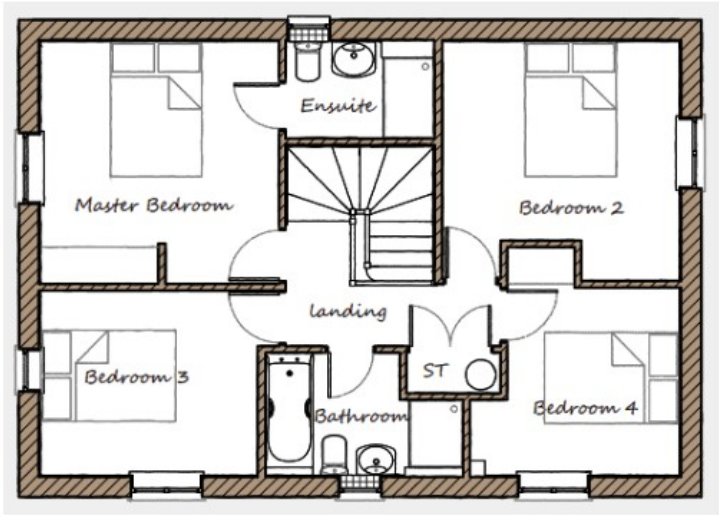
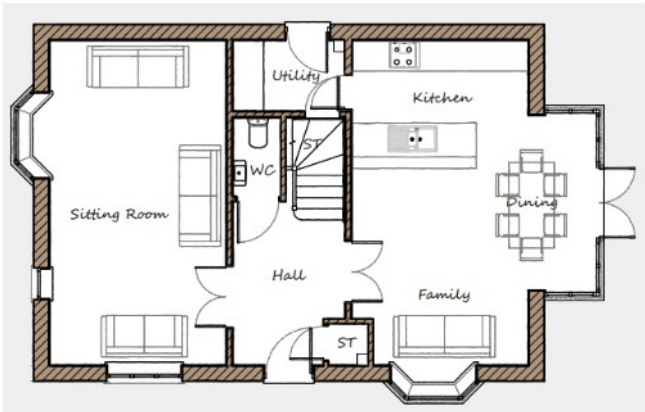
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FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	