Coopers Close, Acresford, Swadlincote, DE12 8AX

Offers Over £450,000

Open House
estate agents

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A charming four-bedroom detached family home tucked away on a quiet cul-de-sac and backing onto peaceful woodland with a brook running along the rear boundary — a perfect blend of rural tranquillity and everyday convenience.

Inside, the property offers well-proportioned living spaces designed for both family life and entertaining. A welcoming hallway flows through to a dual-aspect living room with a feature fireplace and large sliding doors that open out into the beautifully landscaped garden. French doors from the formal dining room create seamless access to the covered veranda — ideal for summer dining and relaxed outdoor living.

A versatile study/family room provides space for working from home or children's play, and the breakfast kitchen features extensive cabinetry, a breakfast bar, and space for everyday appliances. A utility room adds practicality with side access to the garden, and a guest cloakroom completes the ground floor.

Upstairs, all four bedrooms boast built-in wardrobes. The principal suite includes bespoke fitted furniture and a luxury en-suite for a touch of everyday comfort. A well-appointed family bathroom serves the remaining bedrooms.

Outside, you'll find a detached double garage which has been part converted to a pool room/sports bar but easily reverted if desired) and a generous driveway providing ample parking. The standout feature is the extensive, professionally landscaped rear garden,

arranged over multiple terraces to make the most of the space and views across the woodland beyond.

Set in the peaceful hamlet of Acresford on the Derbyshire–Leicestershire border, this home enjoys easy access to countryside walks, nearby villages, and commuter links while still being close to everyday amenities in Ashby-de-la-Zouch and Swadlincote.

Ground Floor

Hallway (3.75m x 3.85m)
A large and welcoming central hallway with stairs rising to the first floor and doors leading to the main ground floor rooms. Provides a strong sense of space and a practical circulation area.

Living Room (6.69m x 3.52m)
A spacious and well-presented main reception room, featuring a central fireplace as a focal point and French doors opening out to the rear garden. The room offers excellent space for both seating and media furniture, making it ideal for everyday family living and entertaining.

Dining Room (3.51m x 2.93m)
A dedicated dining room positioned between the hallway and kitchen, providing ample space for a family dining table and chairs. A bright and practical room, ideal for both everyday meals and more formal entertaining.

Kitchen (6.24m x 2.73m)
A generous kitchen fitted with a comprehensive range of wall and base units, integrated appliances, and ample worktop space. The layout provides excellent storage and preparation areas, with views over the rear garden.

Utility Area
To the rear of the kitchen, space for washer and dryer, plus additional storage and worktop space.

Office / Snug (2.85m x 2.93m)
A versatile additional reception room, ideal for home working, a snug, or a hobby room, offering flexible use depending on requirements.

Billiard Room / Home Bar (4.97m x 4.18m) Part Garage Conversion
A superb entertainment space formally part of the garage, currently arranged as a home bar setup. This is a generously sized and highly adaptable room, suitable for a home cinema, gym, or flexible dependant on need.

Storage/Garage (5.06m x 1.04m)
A long and useful storage area, ideal for keeping household items, equipment, or seasonal belongings neatly tucked away.

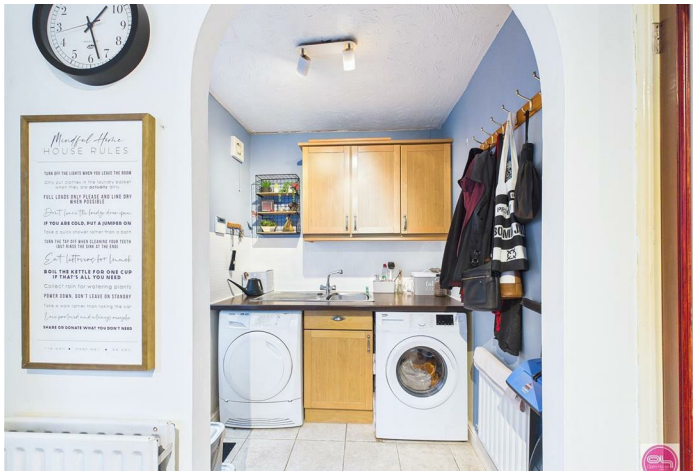
WC (0.81m x 1.64m)
A convenient ground floor cloakroom fitted with a WC and wash hand basin.

First Floor

Bedroom One (4.40m x 3.06m)
A spacious double bedroom offering fitted wardrobes and plenty of room additional furniture, enjoying a pleasant outlook and a bright, airy feel.

En-Suite Shower (1.60m x 2.11m)
Providing additional convenience, fitted with modern suite.

Bedroom Two (3.41m x 3.63m)
Another well-proportioned double bedroom with fitted wardrobes, ideal as a guest room or second main



bedroom, with ample space for storage and furnishings.

Bedroom Three (2.84m x 2.78m)
A comfortable bedroom, again with integrated storage, suitable for a child's room, guest room, or home office.

Bedroom Four (3.37m x 1.94m)
A further bedroom with fitted storage, offering flexibility as a single bedroom, nursery, or study.

Bathroom (1.82m x 2.27m)
A modern family bathroom fitted with a bath and shower over, WC, and wash hand basin, finished in a contemporary style.

Outside
Front
To the front of the property is a driveway providing off-road parking and access to the double garage/home bar, along with a lawned garden area and pathway leading to the front entrance and a gate to the rear.

Rear Garden
A beautifully arranged and multi-level rear garden featuring decking and seating areas, ideal for outdoor entertaining. The garden backs onto and runs alongside a stream, creating a peaceful and attractive setting, with lawned sections, planted borders, and fenced boundaries providing both privacy and a lovely outlook.

Additional Information
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
Tenure: Freehold
Council Tax Band: F
Local Authority Area: North West Leicestershire
EPC Rating: D

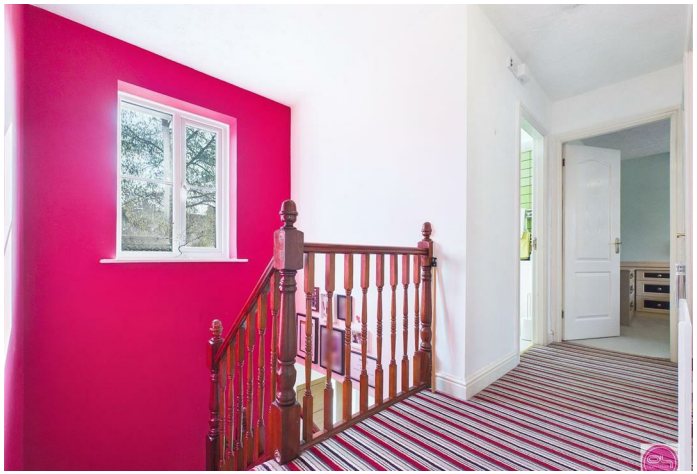
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

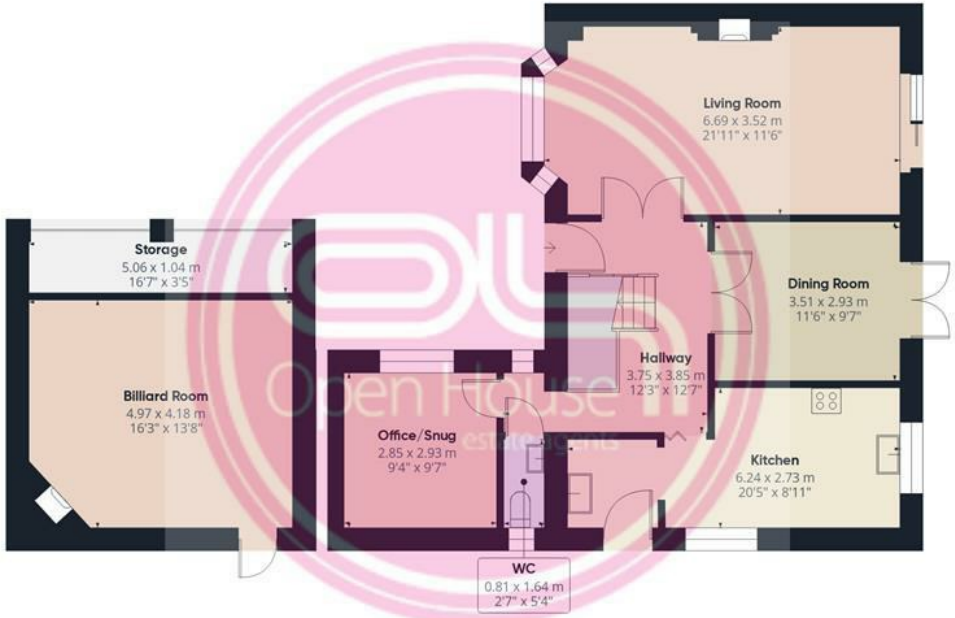
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

Donut





Floor 0

Floor 1

S W E N

GLA[1]

160.55 m²
1728.19 ft²

Total

165.92 m²
1785.98 ft²

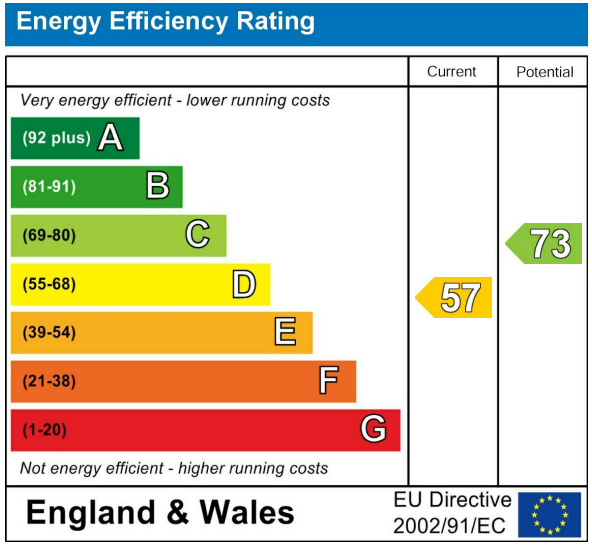
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
North West Leicestershire

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- BACKS ONTO WOODLAND WITH A BROOK TO THE REAR
- TUCKED AWAY IN A QUIET CUL-DE-SAC
- POOL/BILLIARDS ROOM – SPORTS BAR
- QUIET HAMLET SURROUNDED BY NATIONAL FOREST
- DUAL-ASPECT LOUNGE WITH GARDEN ACCESS
- SEPARATE DINING ROOM IDEAL FOR ENTERTAINING
- HOME OFFICE / ADDITIONAL RECEPTION ROOM
- EN-SUITE TO THE PRINCIPAL BEDROOM
- DRIVEWAY PARKING AND CONVERTED DOUBLE GARAGE
- BEAUTIFULLY LANDSCAPED, TIERED REAR GARDEN

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