

Alexanders



# Derwent Gardens

Ashby-de-la-Zouch





# Derwent Gardens

## Ashby-de-la-Zouch

- A beautifully presented family home
- Sought-after location close to amenities
- Four bedrooms and two bathrooms
- Bright open-plan contemporary living space
- Main bedroom with walk-in wardrobe
- Lovely west-facing rear gardens
- Large driveway and a detached double garage
- Separate useful utility room
- EPC Rating C

### General Description

Alexanders of Ashby-de-la-Zouch offer to the market an outstanding four bedroom detached family home. The interiors are beautifully presented, and outside the property occupies an excellent plot with off-road parking for four vehicles and a detached double garage.

The property features an attractive frontage with oak porch and mature front gardens. The spacious entrance hall leads to the sitting room on the right. There is a downstairs w.c. and storage under the stairs. The L-shape kitchen/diner leads into the snug with sliding doors to the garden room. The layout has been designed for entertaining with patio doors leading out onto the garden. There is a utility room off the kitchen with side door leading to the driveway. On the first floor the main bedroom takes up the whole left wing of the house front to back. There is an opening leading to walk in wardrobe and en-suite. There are two further double bedrooms one of which has fitted wardrobes. The fourth bedroom is a good size. Family bathroom is tiled from floor to ceiling.

There is a laid to lawn frontage with mature beds. The double garage is to the left of the property with a driveway providing off-road parking for four vehicles. The west-facing rear garden is mainly laid to lawn and is not overlooked.

Ashby-de-la-Zouch is a thriving market town which offers a wealth of amenities and excellent schooling. There are many shops and cafes in the passageways leading off Market Street. Whilst enjoying a rural location and surrounded by beautiful countryside the town is superbly positioned for commuting both locally and further afield. Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.





## Accommodation

### Entrance Hall

### Kitchen/Diner

20'9 x 15'9 max (6.32m x 4.80m max)

### Sitting Room

12'2 x 11'5 (3.71m x 3.48m)

### Snug

11'6 x 8' (3.51m x 2.44m)

### Utility Room

8'8 x 4'3 (2.64m x 1.30m)

### Garden Room

11'6 x 10'8 (3.51m x 3.25m)

## WC

## First Floor

### Bedroom One

13'1 x 12'1 max (3.99m x 3.68m max)

### En-Suite

### Walk-In Wardrobe

### Bedroom Two

11'6 x 11'2 max (3.51m x 3.40m max)

### Bedroom Three

9' x 9' max (2.74m x 2.74m max)

### Bedroom Four

9'2 x 7'5 (2.79m x 2.26m)

## Bathroom

### Double Garage

16'3 x 16'1 (4.95m x 4.90m)

## Tenure

Freehold.

## Local Authority

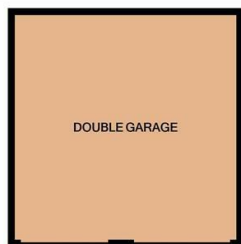
North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band E.

## Measurements

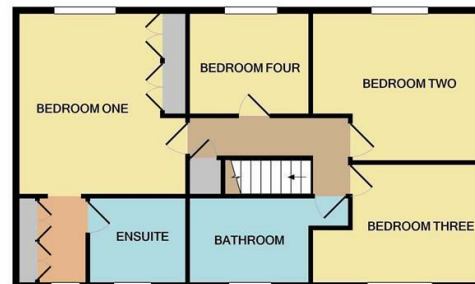
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance purposes only.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1048 SQ.FT.  
(97.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1687 SQ.FT. (156.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.