



Coopers Close

Acresford



Coopers Close

Acresford

- An attractive detached family home
- Landscaped south-facing gardens
- Lovingly maintained throughout
- Open-plan contemporary living space
- Double width drive and single garage
- Four bedrooms and two bathrooms
- Situated in a small cul-de-sac
- Popular hamlet location with excellent commuter links
- EPC Rating E / Council Tax Band E / Freehold

General Description

Alexanders of Ashby-de-la-Zouch offer to the market a fantastic, detached home set in a small cul-de-sac positioned in the picturesque hamlet of Acresford. There are nearby countryside walks in the highly regarded National Forest. The property boasts private south-facing gardens, excellent commuter links to nearby Ashby-de-la-Zouch, Birmingham, Nottingham and Leicester, and there is access to London by rail in approx. 1 hour from nearby Nuneaton station.

The property has been lovingly maintained by the current owners and offers versatile living for modern family life.

The living accommodation is laid across two floors totalling circa 1336 square feet and comprising in brief; Entrance hall, formal sitting room, and a stunning fully fitted shaker style family kitchen with dining area and direct garden access. There is also a downstairs w.c.

Upstairs are four good sized bedrooms and a beautiful contemporary bathroom. There is plentiful built in wardrobe space, and the principal bedroom affords stunning en-suite facilities.

The property occupies a quiet and hidden position set back from the cul-de-sac with lawned front gardens and a double width drive. Of particular note are the lovely south-facing gardens to the rear which are fully landscaped and have total privacy.

There is also good space to the side of the house where a summer house is positioned. Accessed from the drive and a personnel door from the garden is an integral garage.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.





Accommodation Summary

Entrance Hall

Sitting Room

16'1 x 10'5 (4.90m x 3.18m)

Open-Plan Family Kitchen

25'10 x 14'7 max (7.87m x 4.45m max)

W/C

First Floor

Bedroom One

13'4 x 11' max (4.06m x 3.35m max)

Ensuite

8'2 x 5'9 (2.49m x 1.75m)

Bedroom Two

14' x 8'2 (4.27m x 2.49m)

Bedroom Three

10'7 x 7' (3.23m x 2.13m)

Bedroom Four

11'2 x 7'5 (3.40m x 2.26m)

Bathroom

Integral Garage

92 x 16'1 (28.04m x 4.90m)

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

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

Measurements

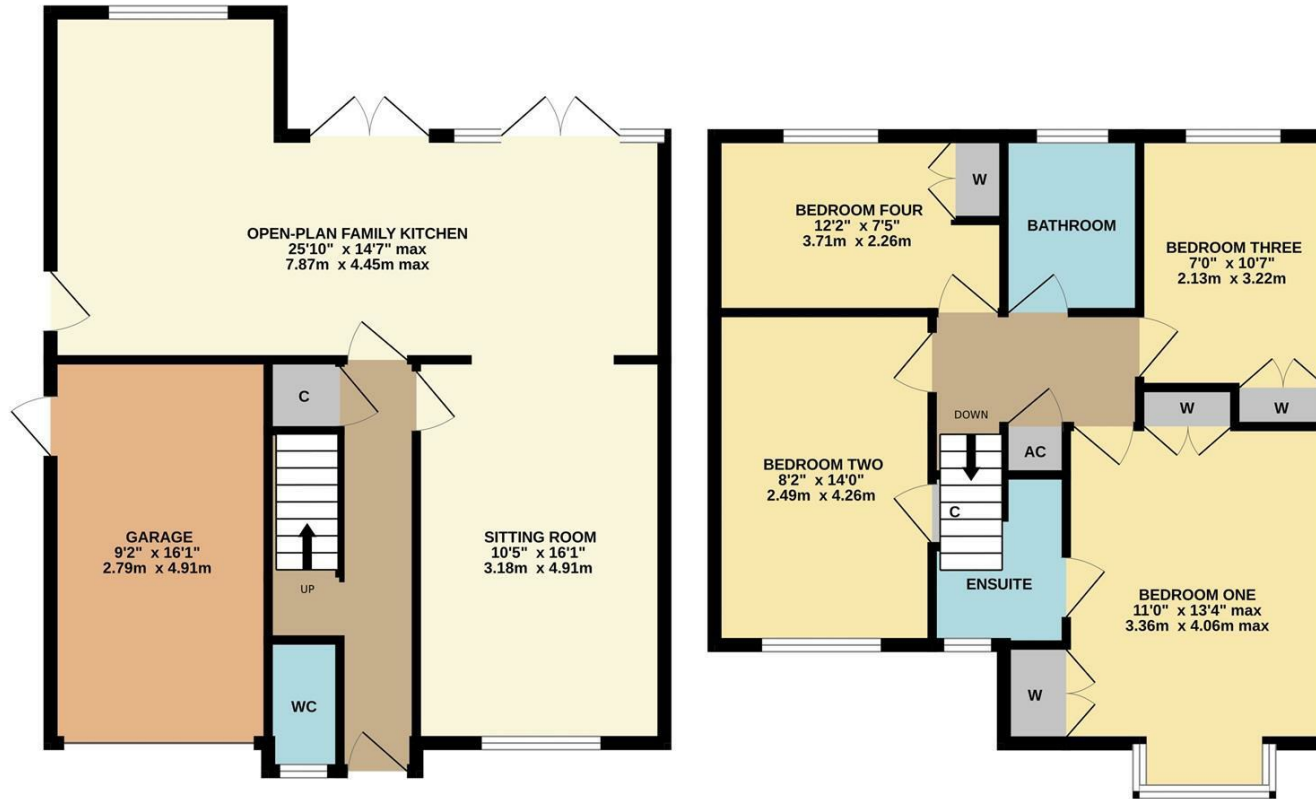
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 1336 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

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.

