



Dwyer Close, Syston, LE7



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£900,000



## Key Features

- Five Double Bedrooms (all with built in wardrobes)
- Executive & Significantly Extended Detached Home
- Three Reception Rooms
- Peaceful Tucked Away Position
- Gated Driveway & Double Garage With Electric Doors
- Built by Reputable Builder 'David Wilson'







Located in arguably one of Syston's most desired developments, fall in love with this executive five double bedroom detached home built by reputable builder David Wilson. Significantly extended to offer well proportioned accommodation across two floors, on the ground floor there is a welcoming hallway, lounge with feature inglenook fireplace and French doors to the garden, study, formal dining room, open plan living kitchen diner, utility and ground floor WC. Upstairs are five double bedrooms, two with en-suites, plus a modern family bathroom. The property is approached through a gated entrance, there is a driveway, double garage with electric doors and a majority south facing garden. Viewing highly recommended. No Chain!

### Welcome to Astha House

Upon entry to the home you step into the impressive entrance hallway, complete with a sweeping staircase that rises to a bright and airy galleried landing. A convenient storage cupboard is tucked away beneath the stairs, and there is access to most of the principal ground floor rooms, including a well-appointed modern guest WC.

The main reception room has been enhanced by a thoughtful extension and centres around a striking inglenook fireplace with an inset log burner, with elegant French doors opening directly onto the rear garden, ideal for both relaxing and entertaining.

An extended second reception room, perfect for formal dining, is bathed in natural light thanks to a bay window at the front and a side-facing window.

The third reception room offers a versatile space, currently fitted with bespoke 'Neville Johnson' built-in units and a desk, making it ideal as a home office. A charming bay window overlooks the driveway, adding character and plenty of light to the room.

### A Particular Selling Feature

At the heart of the home is the open-plan living area, a true standout feature of the property. This versatile space seamlessly combines the kitchen, relaxed seating area, and a designated zone for formal dining, making it ideal for modern family living and entertaining.

The kitchen is fitted with a modern range of wall and base units, complemented by sleek work surfaces, brick-effect tiled splashbacks, and soft-close drawers. High-quality integrated appliances include a built-in Neff combination oven, a second Neff oven, five-ring Neff gas hob with matching extractor hood, an integrated full-height fridge, dishwasher, and a double sink with a stylish countertop drainer.

Enhanced by dual-aspect glazing and recessed spotlighting, the room is bright and welcoming throughout and features Amtico flooring with under floor heating. A separate utility room provides further storage and space for further appliances, ensuring practicality.

### Moving Upstairs

Upstairs, the property offers five generously sized double bedrooms, each benefiting from built-in wardrobes and ample space for additional furniture if desired.

The standout master suite is particularly impressive, created by an extension and featuring a range of wardrobes providing useful storage. This luxurious room also boasts it's own en-suite bathroom fitted with a modern four piece suite with under floor heating.

The second bedroom also benefits from a private en-suite, making it ideal for guests or extended family living.

Completing the first floor is a modern family bathroom, fitted with a separate bath and shower cubicle, complemented by contemporary tiling and a side elevation window that floods the space with natural light.

### Outside

Located on the outskirts of Syston, this executive home enjoys a desirable & peaceful cul-de-sac position.







Accessed via secure gates, the property boasts a generous driveway offering ample off-road parking, leading to an integral double garage measuring 5.85m x 5.72m complete with electric doors, lighting, and power supply.

To the rear, you'll find a maintained majority south facing lawned garden complemented by a paved patio, perfect for outdoor entertaining or simply relaxing. The garden oozes a particular private feel with a variety of plants, shrubs and trees to borders and is fully enclosed with fencing. There is also a summerhouse with lighting and electric. The plot also enjoys outside power and lighting.

### Location

The town centre offers a diverse range of shops, supermarkets, pubs, and eateries, catering to a variety of needs and tastes. Local schooling options include Merton Primary School and Wreake Valley Academy, both well-regarded within the community. Excellent transport links are available via the A46 Leicester Western Bypass, providing convenient access to the M1 and M69 motorways, as well as to the mainline railway station for those commuting further afield. With its strong amenities and connectivity, Syston has become an increasingly attractive choice for those seeking a well-located base in the East Midlands.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

PLEASE NOTE: There are annual charges to be paid for the upkeep of the private development.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

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moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

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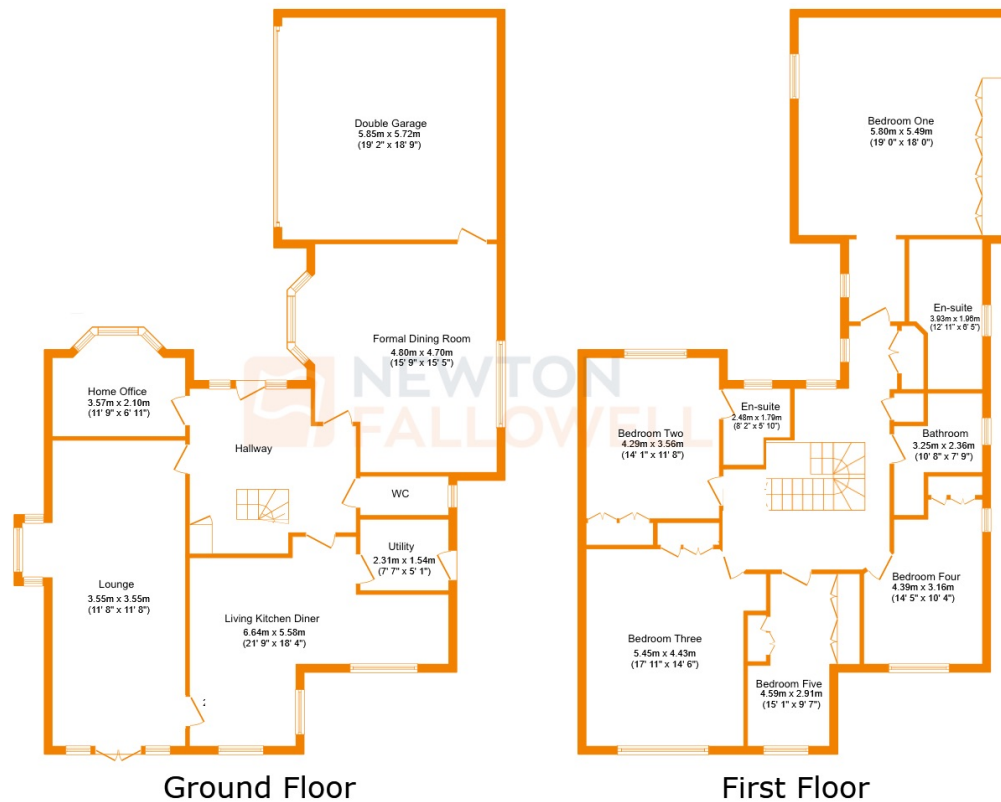
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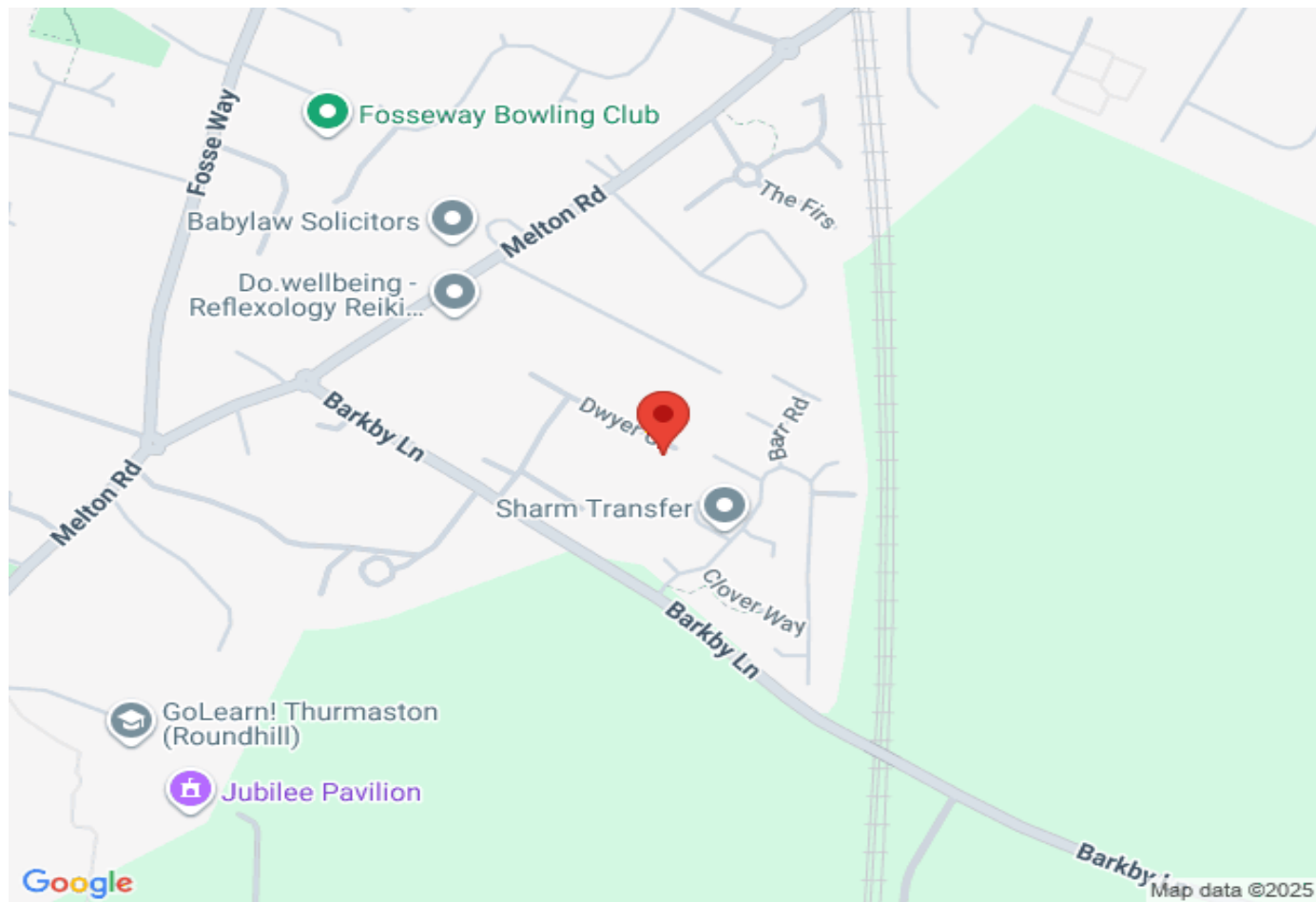




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