



Fairburn, 1 Willesley Close, Ashby de la Zouch, LE65 2QB

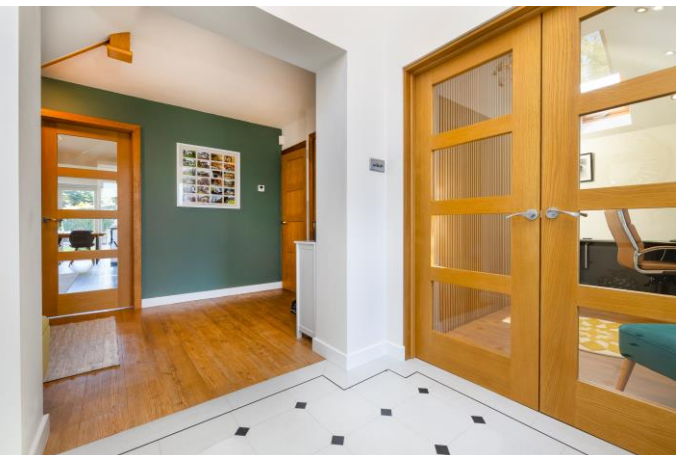
HOWKINS &
HARRISON



Fairburn, 1 Willesley Close,
Ashby de la Zouch,
Leicestershire, LE65 2QB

Asking Price: £995, 000

Set on a prominent plot within a sought after cul de sac, this five bedroom executive home boasts over 3,200 sqft of internal living space. Located in a much sought after area within the popular market town of Ashby de la Zouch, the property offers versatile accommodation briefly comprising; a spacious entrance hall with cloakroom WC and study off, an open plan living/kitchen, utility room, formal lounge, inner hallway which gives access into a dual aspect rear sitting room with bi-folding doors opening onto the garden. Two separate staircases lead from either end of the property to five good sized bedrooms, two with their own en-suites and finally a four piece family bathroom. Externally the property boasts ample off road parking to the front elevation and a double garage. To the rear is a private, landscaped garden ideal for entertaining.



Location

Willesley Close is set within walking distance of the historic market town of Ashby de la Zouch which has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details - Ground Floor

Accessed from the front elevation the property leads into a welcoming entrance hallway with doors that lead off giving access into two of the three reception rooms as well as the open plan living kitchen. Double doors directly ahead lead into a generous living/dining/kitchen fitted with a range of high gloss units with ample work preparation surfaces, built in dishwasher and microwave. There is ample dining and living space providing for modern family living and entertaining. A door to the left continues through the property into a 25ft lounge with windows to both the front and rear elevations. An inner hallway with staircase rising to the first floor gives access into a dual aspect sitting room with feature fireplace and bi-folding doors leading directly out into the landscaped rear garden. To complete the ground floor is a third reception room in the form of a home office/study that has been fitted with bespoke Hammonds furniture, fitted utility off the kitchen area, cloakroom and separate WC.







Ground Floor
Approx. 184.3 sq. metres (1983.5 sq. feet)



First Floor
Approx. 113.4 sq. metres (1221.1 sq. feet)



Total area: approx. 297.7 sq. metres (3204.6 sq. feet)

Features

- Immaculately presented, five bedroom executive home
- Over 3,200 sqft of internal living accommodation
- 22ft open plan living kitchen
- Three reception rooms
- Five double bedrooms, two with en-suites
- Four piece family bathroom
- Landscaped rear gardens with purpose built garden room
- Close to excellent local amenities and transport links
- Ample parking, integral double garage
- Prime residential location, highly sought after



First Floor

There are two individual staircases leading to the first floor. Here you will find five bedrooms and the family bathroom. The main staircase rises from the entrance hallway and provides access to four of the five double bedrooms including the principal bedroom with shower en suite. The remaining three bedrooms within this section of the property are then serviced by a modern four piece family bathroom. The secondary staircase leads from the inner hallway directly into another large double bedroom which is isolated, creating a private principal room or guest suite as it has the benefit of a four piece en suite bathroom.



Outside, Gardens and Grounds

Externally the property offers an in and out driveway providing an abundance of off road parking to the front elevation leading to a double integrated garage that could be used for further parking or storage with a 'Solo3 Pod Point' electric vehicle charger close by. Gated access to the side leads into the rear where the plot opens into a large, landscaped garden which is predominantly laid to lawn but also offers three large patio areas that are ideal for outdoor entertainment and dining. In addition, there is a purpose-built garden room, currently used as a home gym but would be ideal as a home office or study.



A rare opportunity to acquire an individually designed family home boasting versatile well presented accommodation.

Set in a super position, close to the town centre amenities and there are excellent road links nearby.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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