



Abbotsford Road, Ashby-De-La-Zouch



6



3



3

£625,000



Key Features

- Six Bedroom Detached Family Home
- David Wilson - Moorecroft Design
- Professionally Internally Design and Decoration
- Three Reception Areas
- Spacious Living Room + Family Room
- Open Plan Living Kitchen with a Wealth of Extras
- EPC rating B





Welcome to this stunning three-storey family home located in the prestigious Hastings Park development built by David Wilson Homes in the desirable Ashby-de-la-Zouch location. This freehold property, boasting the Moorecroft design, offers versatile accommodation for modern family living.

The internal decoration has been impeccably designed and executed by a professional interior designer, resulting in a well-appointed and stylish living space. The two spacious reception areas provide ample entertaining space for family and friends, while the open plan living kitchen is a true highlight, featuring a breakfast bar and a modern light kitchen with upgraded granite worktops. The living room overlooks the landscaped garden and offers a spacious and inviting atmosphere. The kitchen is equipped with a double oven and grill, a six-ring hob, a fridge freezer, and a dishwasher, making it a dream for any chef. The wash oak effect Kardean flooring adds a touch of elegance to the space.

The property benefits from a wealth of extra features added to the build, including a smart Hive heating system, ensuring comfort and efficiency throughout the year. The utility room is equipped with an integrated washing/dryer, providing convenience and functionality.

Upstairs, you'll find six double bedrooms, offering great space that you can manipulate to suit your needs. The master bedroom features fully fitted wardrobes and a luxurious four-piece en-suite. Bedroom two boasts a vaulted ceiling and an en-suite shower room, adding a touch of luxury to everyday living. The well-appointed four-piece family bathroom completes the accommodation.

Outside, the rear garden has been professionally designed and landscaped by Lush Garden Design. The feature timber pergola and modern external lighting scattered throughout the garden create a stunning

ambiance. The porcelain paved patio is perfect for outdoor dining and entertaining. The walled garden offers privacy and tranquillity, and a waterfall water feature adds a touch of serenity. There is also a double detached garage and ample off-road parking.

Located in the sought-after Ashby-de-la-Zouch location, this property offers the perfect combination of tranquillity and convenience. Don't miss your chance to secure a private viewing of this exceptional family home. Contact the Ashby team today for more information.

Ashby De La Zouch is ideally situated for all that this popular town has to offer. The house is within easy reach of a range of local amenities, including supermarkets, shops, leisure centre which offers both swimming lessons and gym facilities. For those seeking outdoor pursuits, there are many parks and green spaces in the area as well as the nearby National Forest, walks and trails. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. The area is also home to some fantastic attractions such as Ashby Castle, Staunton Harold Hall and Calke Abbey. There are plenty of outdoor activities to enjoy including: - golf courses, walking trails, cycling routes and fishing lakes. Why not take advantage of the local pubs and restaurants in the area; you can find everything from traditional British cuisine to international flavours here! Ashby De La Zouch is also home to several schools; from nurseries to sixth form colleges, there's something for everyone!





ACCOMMODATION

ENTRANCE HALLWAY 4.12 max x 3.01

SPACIOUS LIVING ROOM 6.52 + bay window x 3.56

FAMILY ROOM/DINING ROOM 4.15x2.78

CLOAKROOM/W.C. 1.92x1.47 max

OPEN PLAN LIVING KITCHEN 6.39x4.24 + glass bay

UTILITY ROOM 1.91x1.91

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 4.26x4.14

DRESSING AREA 2.42x1.03

FOUR PIECE EN-SUITE BATHROOM 2.50x2.26

BEDROOM THREE 3.93+ wardrobe recess x 2.86

BEDROOM FOUR 3.80x2.72

BEDROOM FIVE 3.72x2.79

FOUR PIECE FAMILY BATHROOM 2.66x2.10

SECOND FLOOR ACCOMMODATION

STUDY AREA 4.20x3.05

BEDROOM TWO 5.39x4.67

EN-SUITE SHOWER ROOM 2.22x1.57

GAMES ROOM/BEDROOM SIX 6.63x2.83



DOUBLE GARAGE 5.36x5.19

COUNCIL TAX BAND

The property is believed to be in council tax band: 'E'

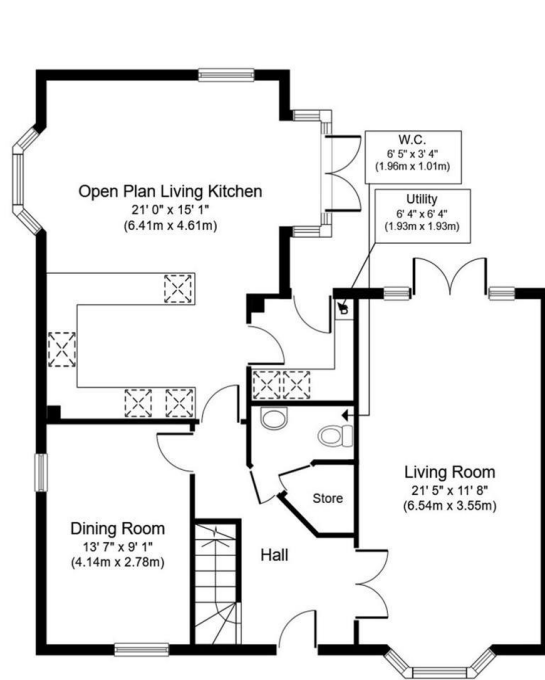
HOW TO GET THERE

Postcode for sat navs: LE65 1AE

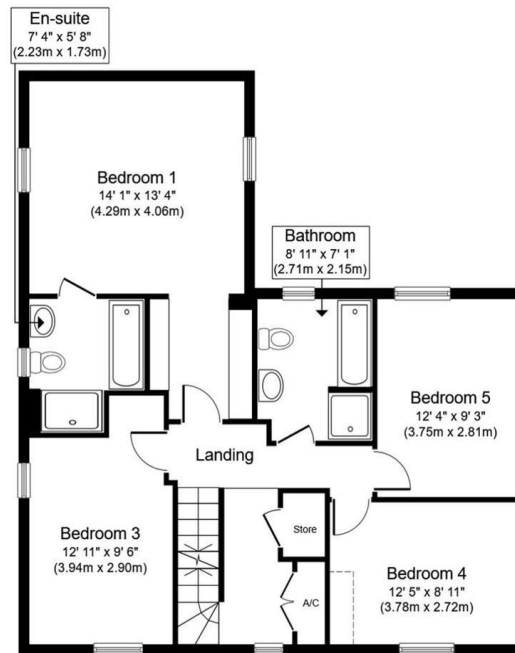
PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

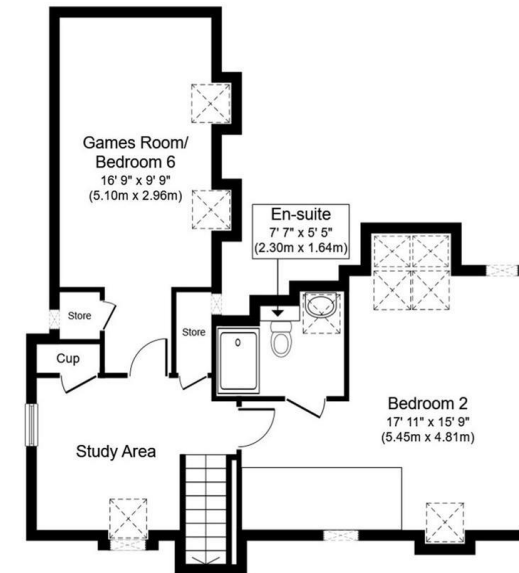




Ground Floor
Approximate Floor Area
914 sq. ft.
(84.9 sq. m.)



First Floor
Approximate Floor Area
866 sq. ft.
(80.4 sq. m.)



Second Floor
Approximate Floor Area
653 sq. ft.
(60.7 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

