



Ashby Road , Boundary



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Freehold

£395,000



Key Features

- Traditional Four Bedroom Detached Dorna
- Far Reaching Field views to the Rear
- Extended Kitchen/Diner
- Lounge Area + Snug
- Modern Four Piece Wet Room
- Versatile Accommodation
- EPC rating U





Welcome to Ashby Rd, Boundary — an exquisite 1930's detached dorma, brimming with the elegance of yesteryear combined with modern conveniences. This charming property offers a wealth of living space and is perfect for any family seeking flexibility.

The front snug lounge provides a nostalgic touch with its traditional cast iron fireplace, encased in a period Regency timber surround. The house boasts original 1930's panelled doors and cornice, adding to its unique character.

At the heart of the home, an extended modern kitchen and dining area await, overlooking the expansive rear garden and far-reaching field views. The shaker-style kitchen features contrasting granite worktops, an integrated dishwasher and space for a freestanding cooker. Slate-effect tiled floors enhance the stylish ambiance. The adjoining lounge area, complete with a multi-fuel stove, promises cosy evenings in.

Downstairs, two double bedrooms offer ample space and comfort, complemented by a spacious four-piece wet room featuring a cast-iron bath, pedestal hand wash basin and a shower wet area. Upstairs, two further good-sized bedrooms showcase stunning field views and share a three-piece bathroom.

Outside, a block-paved driveway accommodates up to five cars comfortably, with gated access and a mature hedge providing privacy. The beautifully landscaped south-facing rear garden includes a raised patio, additional block paving and access to a detached single garage equipped with power and lighting. Enjoy serene country living with scenic field views in this delightful family home.

Located in Boundary, Swadlincote, offers a quintessential English countryside lifestyle while providing convenient access to modern amenities. Residents of Ashby Road can enjoy the tranquillity of rural living with the picturesque rolling fields, yet remain close to Swadlincote's and Ashby's bustling town centres, just a short drive away. The area boasts an array of local shops, restaurants, and traditional pubs, giving the community a warm and vibrant character. Leisure and outdoor activities are abundant, making it a perfect location for an active lifestyle. The scenic parks, nature reserves, and walking trails around Boundary allow residents to engage with the great outdoors. The National Forest, just a stone's throw away, offers vast expanses of woodland for picturesque walks, cycling and family picnics. For those interested in history, the village itself has a rich heritage, with historical sites and museums nearby offering fascinating insights into the area's past.

For more information and to schedule a viewing, contact Ashby's trusted agent. Don't miss the opportunity to make this exceptional property yours!

ACCOMMODATION

ENTRANCE HALLWAY
4.06x1.16

SNUG
3.65x3.47

BEDROOM TWO
3.48x3.04+ bay window

FOUR PIECE WET ROOM
3.47x2.63

BEDROOM THREE
3.63x2.80

LOUNGE AREA
3.64x3.44

EXTENDED DINING KITCHEN
8.40x2.70

UTILITY ROOM
2.43x1.83

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.60x3.29

BEDROOM FOUR
3.29x2.22

BATHROOM
2.31x1.72

COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

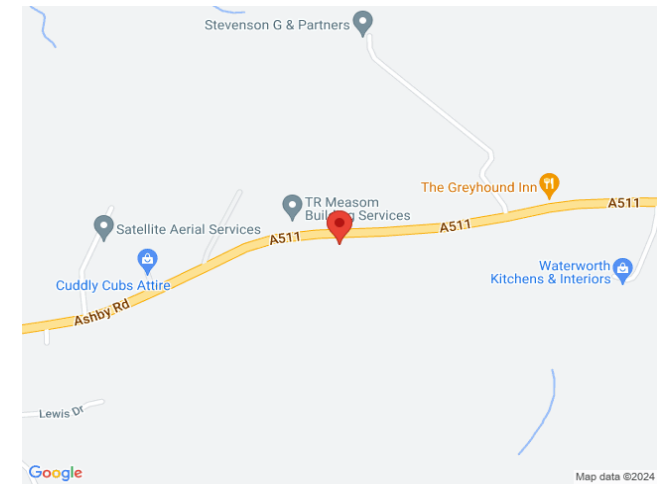
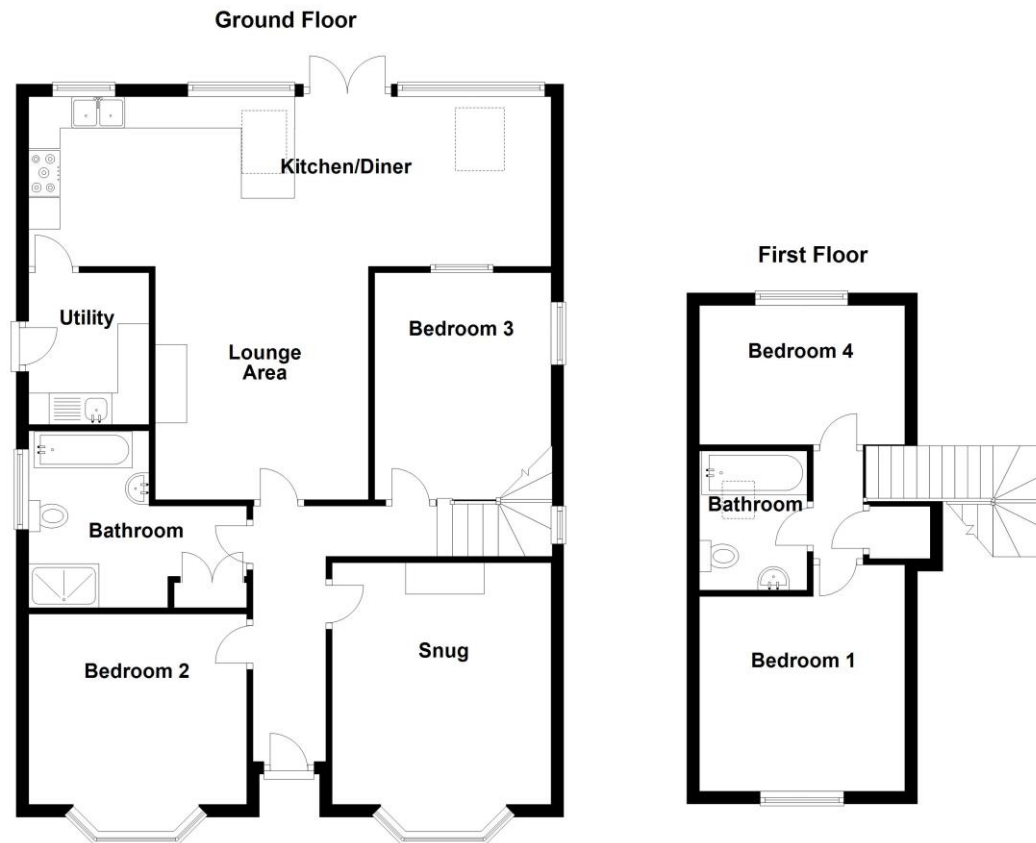
HOW TO GET THERE:-

Sat Nav: DE11 7BY

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.

Floorplan



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