



Cedric Drive, Ashby-De-La-Zouch



3



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1

£295,000



Key Features

- Three Bedroomed Semi Detached Family Home
- Accommodation Spread Over Three Floors
- W.C | Spacious Lounge
- Modern Fitted Kitchen
- Master Bedroom With En Suite
- Two Further Good Sized Bedrooms
- EPC rating U





Discover your dream home at Cedric Drive, Ashby-de-la-Zouch—a stunning semi-detached house built to perfection by the renowned David Wilson Homes. This contemporary gem, nestled in a serene cul-de-sac, boasts ample living space across three well-designed floors. Step inside to find an inviting entrance hall leading to a spacious lounge, complete with a charming bay window and convenient understairs storage. The heart of the home is an impressive fitted kitchen, featuring top-of-the-range integrated appliances and French doors that seamlessly blend indoor and outdoor living, opening to a beautifully landscaped garden framed by a tranquil tree line.

The first floor offers two generously-sized double bedrooms, both thoughtfully designed with suitable furniture recesses, accompanied by a stylish three-piece bathroom. Ascend to the second floor to discover a luxurious master suite, complete with bespoke fitted wardrobes and an elegant en-suite.

Outside, the tiered garden invites you to enjoy its lush lawn, while a paved patio provides the perfect setting for alfresco dining against a picturesque woodland backdrop. Ensuring peace of mind, the property includes off-road parking, a single garage, and wrought iron fenced boundaries.

Cedric Drive is nestled in the charming market town of Ashby-de-la-Zouch, which has a rich history and a vibrant community atmosphere. Known for its scenic beauty and historic architecture, Ashby offers a delightful blend of the traditional and the contemporary. The town centre is just a short stroll away, providing an array of quaint shops, inviting cafes, and delightful local

pubs. Market days offer a unique opportunity to engage with local vendors and experience the community's welcoming spirit firsthand.

The area surrounding Cedric Drive is notably picturesque with excellent access to outdoor pursuits. The Nature Reserve and the nearby National Forest provide countless opportunities for walking, cycling, and exploring unspoiled woodland. These green spaces are ideal for families, nature enthusiasts, and anyone seeking tranquillity just steps from their home. The town is proud of its community parks, ensuring residents always have a place to relax and enjoy the fresh air.

Families will appreciate the educational options available in Ashby-de-la-Zouch, with several reputable primary and secondary schools close by, offering choice and convenience. This makes Cedric Drive particularly appealing to growing families who value accessibility to quality education. Additionally, various community centres and sports clubs provide further enrichment and social engagement opportunities.

Convenience meets charm as this home is just a stone's throw away from landscaped parkland and direct access paths leading into the vibrant Market Town. Offering a perfect blend of comfort and style, this property is an absolute must-see. Arrange your viewing today with our Ashby team—your future awaits!



ACCOMMODATION

ENTRANCE HALLWAY

W.C.

SPACIOUS LOUNGE 4.58m x 3.73m (15'0" x 12'2")

INNER HALLWAY

FITTED KITCHEN 4.69m x 3.18m (15'5" x 10'5")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 4.13m x 2.64m (13'6" x 8'8")

BEDROOM THREE 3.66m x 2.64m (12'0" x 8'8")

FAMILY BATHROOM 2.48m x 1.98m (8'1" x 6'6")

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 5.89m x 3.45m (19'4" x 11'4")

EN SUITE SHOWER ROOM 2.49m x 1.17m (8'2" x 3'10")



COUNCIL TAX BAND:-

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

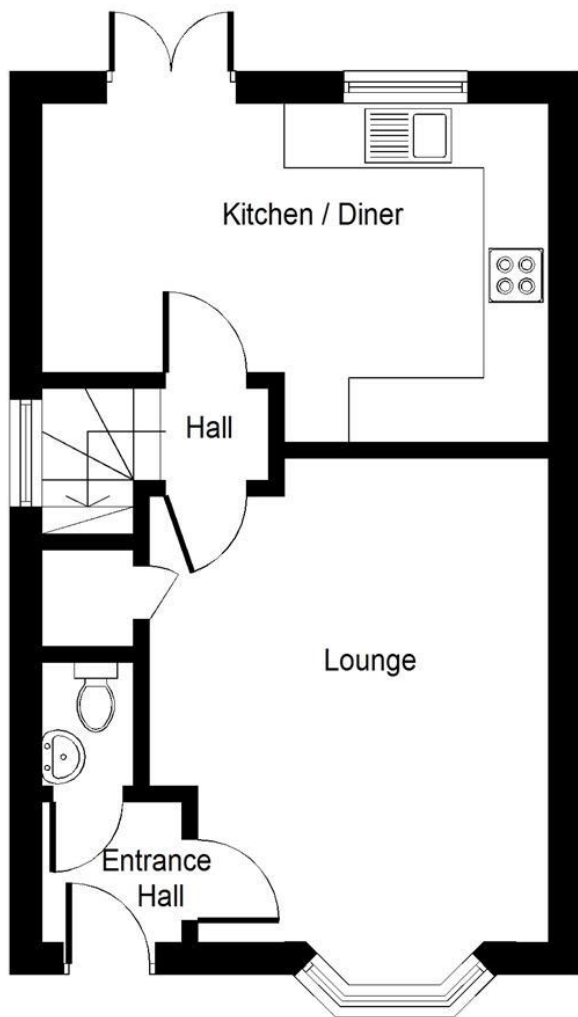
HOW TO GET THERE:-

Postcode for sat navs: LE65 2AL

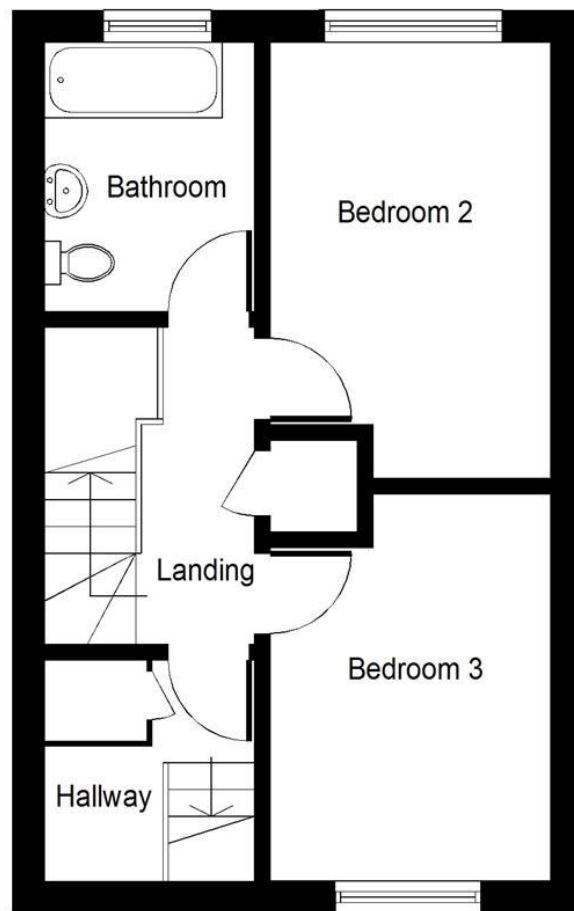
PLEASE NOTE:-

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.

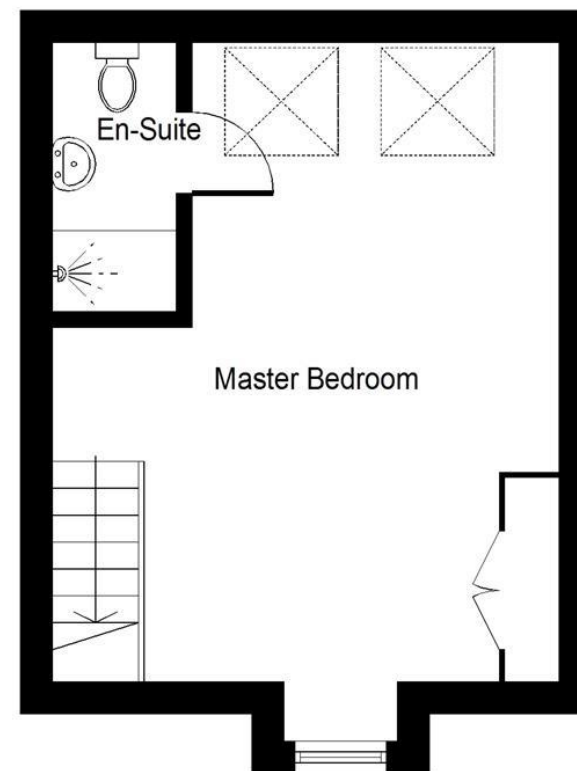




Ground Floor



First Floor



Second Floor

