



Myring Close, Packington



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£585,000



### Key Features

- Exceptional Four-Double Bedroom, Three-Bathroom Detached Family Home
- Bespoke Build by Maruti Developments
- Set Within a Tranquil Cul-De-Sac of Nine Bespoke Homes
- Measuring Over 1,700Sqft Living Space
- 19ft Lounge + Study
- Luxury Rotpunkt Living Kitchen
- EPC rating B
- Freehold





Welcome to an exquisite retreat in New Packington, Ashby-de-la-Zouch, crafted with unrivalled attention to detail by Maruti Developments. This exceptional four-bedroom, three-bathroom detached home spans over 1,700sqft, perfectly balancing modern luxury with rural serenity.

Step into the grand entrance hall with elegant stairway, and let the expansive 19ft lounge, with its dual aspect windows and French doors, captivate you. Enjoy seamless flow to the meticulously landscaped garden, framed by lush greenery and a porcelain-tiled patio—ideal for both entertaining and intimate family gatherings.

The home's centrepiece is its luxury German Rotpunkt kitchen by Sherwin Hall Kitchens, featuring sleek grey cabinetry, underlit with ambient LED lights, white Quartz countertops, and state-of-the-art Bosch appliances. Enhance culinary experiences with the Blanco sink, boiling-water tap, and a functional breakfast bar. The kitchen effortlessly extends into a spacious dining and sitting area, unified by zoned controlled underfloor-heated Amtico flooring. Modern brushed stainless-steel sockets and USB connections are thoughtfully integrated throughout.

Upstairs, retreat to the tranquil master suite, with an opulent en-suite and custom dressing room. Three additional well-appointed double bedrooms offer fitted storage and luxurious en-suite and family bathroom complete with Roca Gap sanitaryware and Bristan fixtures.



Outside, discover a private haven: a landscaped garden with part walled and fenced boundaries transformed into an entertainer's dream, complemented by a converted garage housing a bespoke garden room with its very own bar. Ample parking is available with space for three cars and a versatile workshop garage.

Situated near vibrant Ashby town, this property is close to prestigious schools and the scenic beauty of the National Forest. You're mere minutes from premier golf courses, adventure parks, and historical sites. Make this exquisite sanctuary your home. Don't miss this unique opportunity!

New Packington is a charming hamlet offering the perfect blend of tranquillity and convenience. This small community provides a serene rural feel while still being closely connected to the amenities and attractions of the nearby market town. With its idyllic location, New Packington is ideal for those seeking a peaceful lifestyle without the sacrifice of accessibility.

Ashby-de-la-Zouch itself is a vibrant market town known for its rich history and beautiful landscapes. It serves as a gateway to the National Forest, offering residents endless opportunities for outdoor adventure. Whether it's exploring the historic Ashby Castle, traversing the lush Willesley Woods, or cycling through the scenic trails at Hicks Lodge, the area is a haven for nature enthusiasts. The town's bustling centre is replete with charming shops, delightful eateries, and a welcoming community atmosphere.





Families will find the local education offerings particularly appealing, with excellent school catchment areas that include Packington Primary and Willesley Primary - both of which are renowned for their dedication to high educational standards. Additionally, the property's location benefits from superb transport links, thanks to its proximity to major roadways such as the A42, making commutes to cities like Nottingham and Tamworth both quick and convenient.

Living in this region also means you are a stone's throw away from a variety of leisure activities. Willesley Park Golf Club, located just two short miles away, presents golfing enthusiasts with a pristine course set in captivating scenery. The Conkers Adventure Park and the lively town events keep families and residents engaged and entertained throughout the year, underpinning Ashby-de-la-Zouch's reputation as a lively and community-focused location.

### ACCOMMODATION

ENTRANCE HALLWAY 4.84x2.57

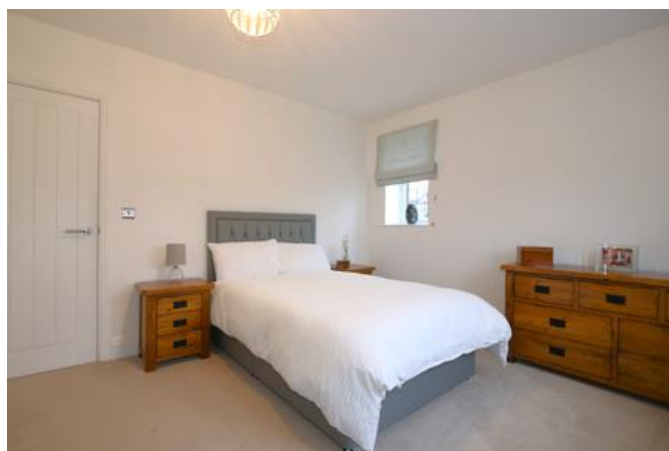
LOUNGE 5.86x3.88

STUDY 3.25 max x 2.68

CLOAKROOM 1.49x1.45

LIVING KITCHEN DINER 7.06x5.52 reducing to 4.05

UTILITY ROOM 2.34x1.32



## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.94x3.66

DRESSING ROOM 2.18+ wardrobe times 1.51+ wardrobe

EN-SUITE 2.06x1.98

BEDROOM TWO 4.77 max x 3.13

EN-SUITE 2.07x1.59

BEDROOM THREE 3.96x3.37

BEDROOM FOUR 3.53x2.64

FAMILY BATHROOM 2.25x2.03

GARAGE WORKSHOP 6.26x3.09

GARDEN ROOM 6.14x2.91

## COUNCIL TAX BAND

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

## HOW TO GET THERE

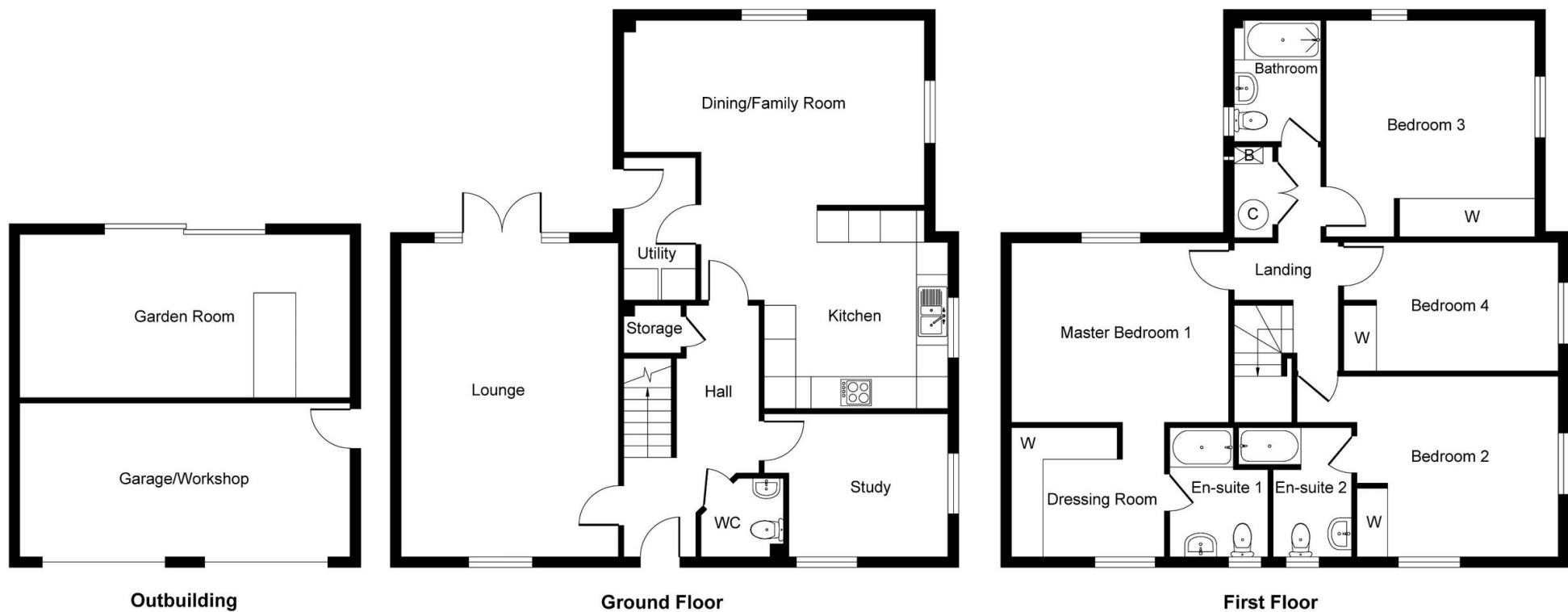
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## PLEASE NOTE

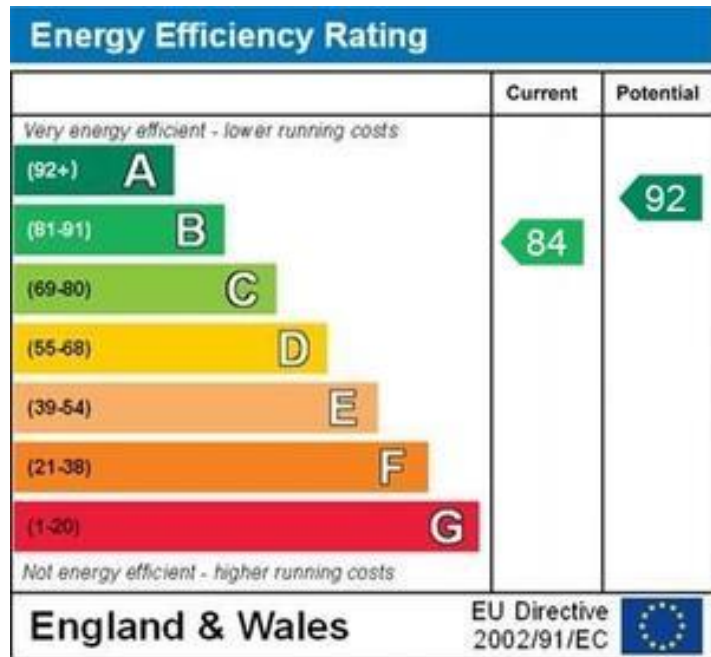
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.



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