



Rydal Gardens, Ashby-De-La-Zouch



5



2



3

£650,000



Key Features

- Completely Renovated Five-Bedroom Detached Family Home
- Peaceful Ashby-de-la-Zouch Cul-De-Sac
- Spacious Open-Plan Living Kitchen
- Snug Lounge + Family Room
- Extended Garden Room
- Five Double Bedrooms
- EPC rating C
- Freehold





Discover your dream home at Rydal Gardens in Ashby-de-la-Zouch, a beautifully renovated five-bedroom detached residence, perfectly designed for modern family living. Tucked away in a tranquil cul-de-sac, this home offers both luxury and convenience.

As you step inside, you're welcomed by a bright and generous living kitchen. Designed by Kingswood, the kitchen features sleek gloss cabinets, quartz countertops, and a stunning oak circular breakfast bar. It's equipped with top-of-the-line appliances and zone-controlled underfloor heating. Flow effortlessly into the expansive dining area, perfect for hosting dinners or casual gatherings. Adjacent is a contemporary garden room featuring a breath-taking roof lantern and bi-folding doors that open to a lush, private garden—ideal for entertaining or relaxing al fresco. Additional living spaces include a cozy lounge with a feature media wall and a versatile family room, providing ample space for leisure and entertainment.

Upstairs, find five well-appointed double bedrooms, including a master suite with custom Charnwood furniture and a luxurious en-suite. The family bathroom continues the elegance with Porcelanosa tiles and underfloor heating.

Outside, the home boasts a large driveway, a double garage with EV charging, and a meticulously landscaped garden—blending aesthetics with functionality. This exquisite property, within walking distance to Ashby's amenities and top-rated schools, promises a lifestyle of comfort and prestige. Don't miss out on making this exceptional house your home.

Ashby-de-la-Zouch is a picturesque market town located in North West Leicestershire, renowned for its blend of historical charm and modern amenities. The town centre, just a short walk from Rydal Gardens, offers a rich array of independent shops, bustling cafes, and inviting pubs, all contributing to the vibrant community feel. Historical landmarks, like the evocative ruins of Ashby Castle and the scenic trails of the National Forest, invite exploration and promise leisure activities for all ages and interests.

Education is a strong feature in the Ashby-de-la-Zouch area, making it an ideal choice for families. The vicinity of the property boasts access to highly rated schools, both primary and secondary, which are well-regarded for their academic achievements and extracurricular offerings. This emphasis on quality education, coupled with the town's safe and welcoming environment, makes Ashby-de-la-Zouch a desirable location for families looking to settle in a dynamic yet peaceful setting.

The transportation links surrounding Ashby-de-la-Zouch are another key selling point, offering excellent connectivity for commuters. The town itself is conveniently positioned near major road networks such as the A42 and M1, providing straightforward routes to cities like Leicester, Birmingham, and Nottingham. Additionally, nearby public transport options ensure ease of travel for those who prefer to leave the car behind, enhancing the town's appeal for both work and leisure travel.





ACCOMMODATION

ENTRANCE HALLWAY 2.76m x 1.79m (9'1" x 5'11")

LOUNGE 5.87m x 3.3m (19'4" x 10'10")

FAMILY ROOM 5m x 4.72m (16'5" x 15'6")

DINING AREA 3.3m x 2.95m (10'10" x 9'8")

STYLISH KITCHEN 5.15m x 4.01m (16'11" x 13'2")

GARDEN ROOM 4.56m x 3.27m (15'0" x 10'8")

UTILITY ROOM 2.64m x 1.91m (8'8" x 6'4")

CLOAKROOM/W.C. 1.96m x 0.76m (6'5" x 2'6")

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM 4.18m x 4.16m (13'8" x 13'7")

EN-SUITE SHOWER 2.78m x 1.58m (9'1" x 5'2")

BEDROOM TWO 3.78m x 2.91m (12'5" x 9'6")

BEDROOM THREE 3.4m x 2.9m (11'2" x 9'6")

BEDROOM FOUR 4.16m x 2m (13'7" x 6'7")

BEDROOM FIVE 2.93m x 2.44m (9'7" x 8'0")

FOUR-PIECE FAMILY BATHROOM 3.66m x 1.88m (12'0" x 6'2")

DETACHED DOUBLE GARAGE 5.39m x 5.28m (17'8" x 17'4")



COUNCIL TAX BAND:-

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

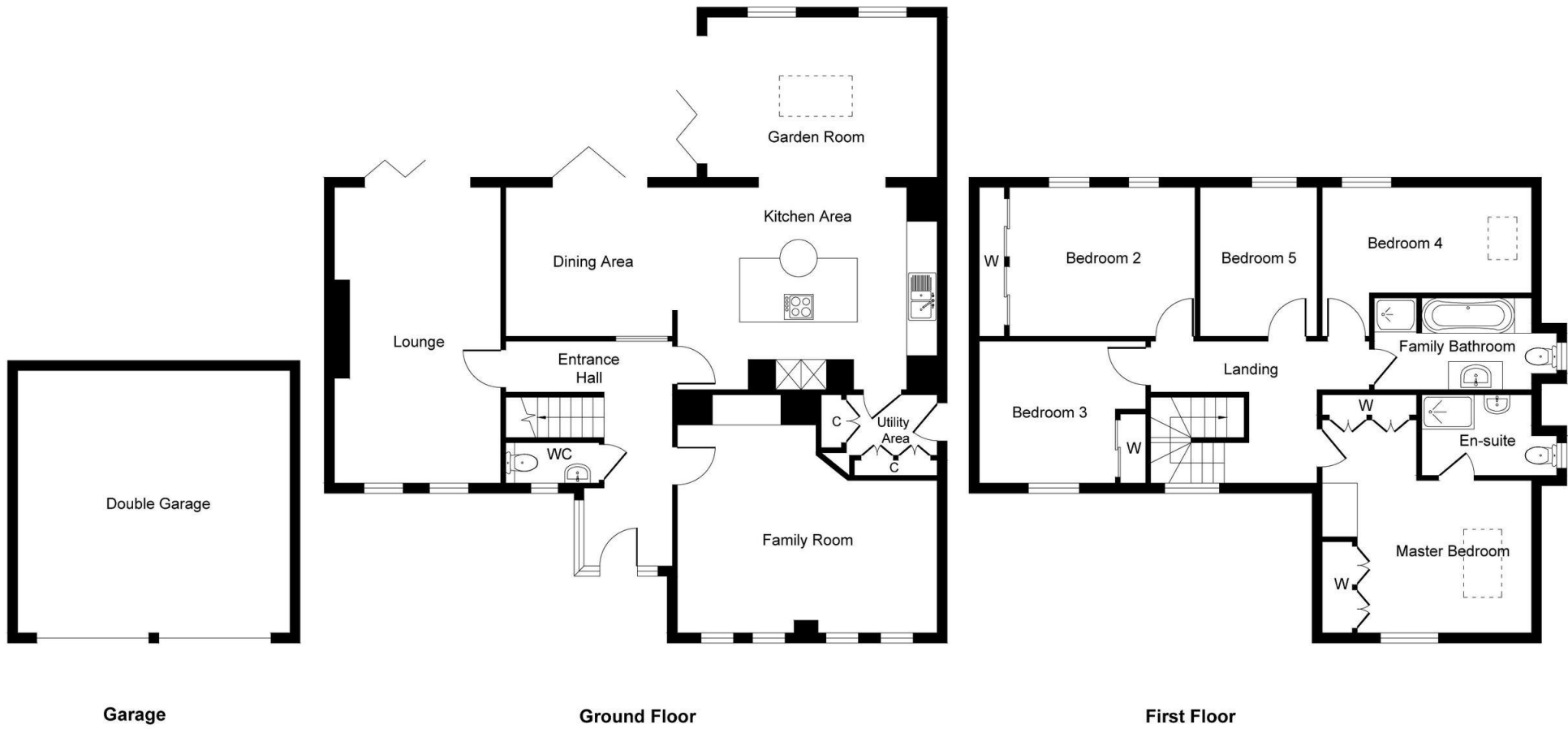
HOW TO GET THERE:-

Postcode for sat navs: LE65 1FJ

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.



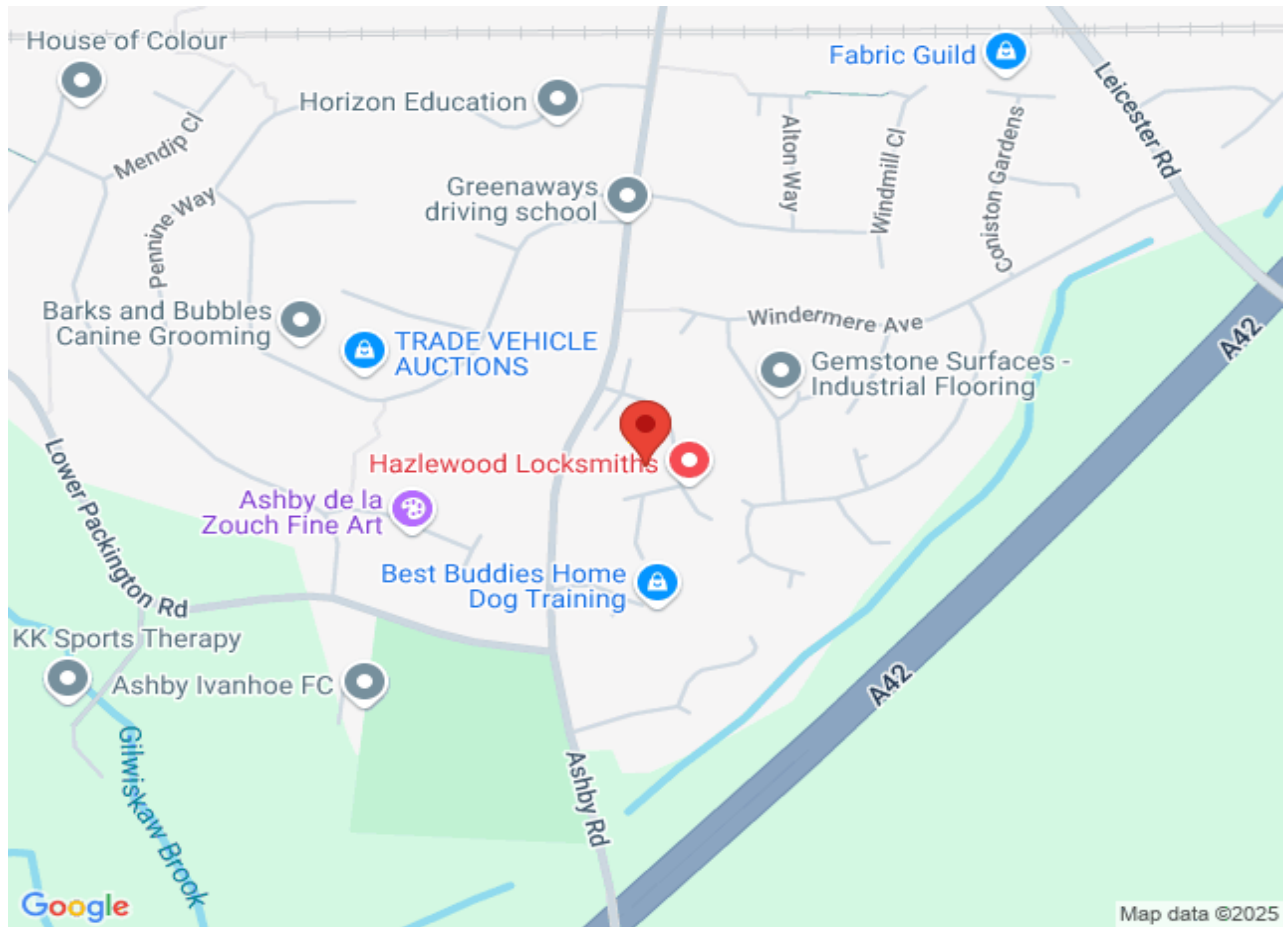


Garage

Ground Floor

First Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

