



Cambrian Way, Ashby-De-La-Zouch



4



2



3

£525,000



Key Features

- Four Bedroom Extended Family Home
- Prime Location within this Established Family Estate
- Well Appointed Decor | Generous Living Accommodation
- Over 1,500Sqft of Living Space
- Generous Lounge | Separate Dining Area
- Study + Cloakroom/W.C.
- EPC rating U
- Freehold





Nestled in the sought-after location of Ashby-De-la-Zouch, this stunning extended four-bedroom family home is the epitome of spacious and comfortable living. Situated within an established family estate, this freehold property offers a prime location with easy access to nearby parks, including the Bath Grounds and Western Park.

As you enter, you are greeted by an entrance hallway which sets the tone for the well-appointed interiors throughout. The two-storey extension to the rear provides ample living space, creating an indoor-outdoor flow that fills the home with natural light.

The generous lounge features a fireplace, perfect for cozy evenings, while the separate dining area offers plenty of space for entertaining. A separate study provides a quiet retreat for work or relaxation. The extended breakfast kitchen boasts a range of fitted units, extensive contrasting Corian worktops and space for all your appliances, including an AEG double oven/grill and a four-ring gas burner. From here, you can enjoy views of the landscaped rear garden, creating a tranquil atmosphere.

Upstairs, you will find four generously sized bedrooms. The master bedroom comes complete with a dressing area and an en-suite, providing a private sanctuary. Two additional double bedrooms offer ample space for storage and study space, while the single

bedroom provides room for fitted storage. The four-piece family bathroom features a rolltop bath, enclosed shower cubicle, a good-sized hand wash basin and a dual flush toilet.

Outside, the landscaped gardens both front and rear have been recently renovated, with a porcelain paved patio finish, stone retaining walls and two great entertaining areas. Shaped lawns and an abundance of colour from mature shrubs and trees create an inviting outdoor space. The block-paved driveway offers extensive off-road parking for up to five cars, and the double garage with an electric shutter door provides additional storage.

Located within the catchment area of the sought-after Willesley Primary School and just a short stroll into town, this property offers the perfect blend of tranquillity and convenience. Don't miss out on the opportunity to secure your private viewing. Contact our Ashby team today, as we anticipate a great deal of interest.



ACCOMMODATION

ENTRANCE HALLWAY 3.50×1.98

SPACIOUS LOUNGE 5.90×5.54

SEPARATE DINING AREA 3.32×2.36

STUDY 2.44×2.36

EXTENDED BREAKFAST KITCHEN 6.11×2.61

CLOAKROOM/W.C. 2.05×1.11

FIRST FLOOR ACCOMMODATION

LANDING 4.23×1.22

BEDROOM ONE 5.19×3.96 reducing 2.81

ENSUITE SHOWER ROOM 2.32×0.95

BEDROOM TWO 4.71×2.87 reducing to 2.21

BEDROOM THREE 3.47×2.97

BEDROOM FOUR 2.59×2.07

FOUR PIECE BATHROOM 5.15×2.24 reducing to 1.65

DOUBLE GARAGE 4.91×4.92

HOW TO GET THERE:-

Postcode for sat navs: LE65 1DX

COUNCIL TAX BAND:-

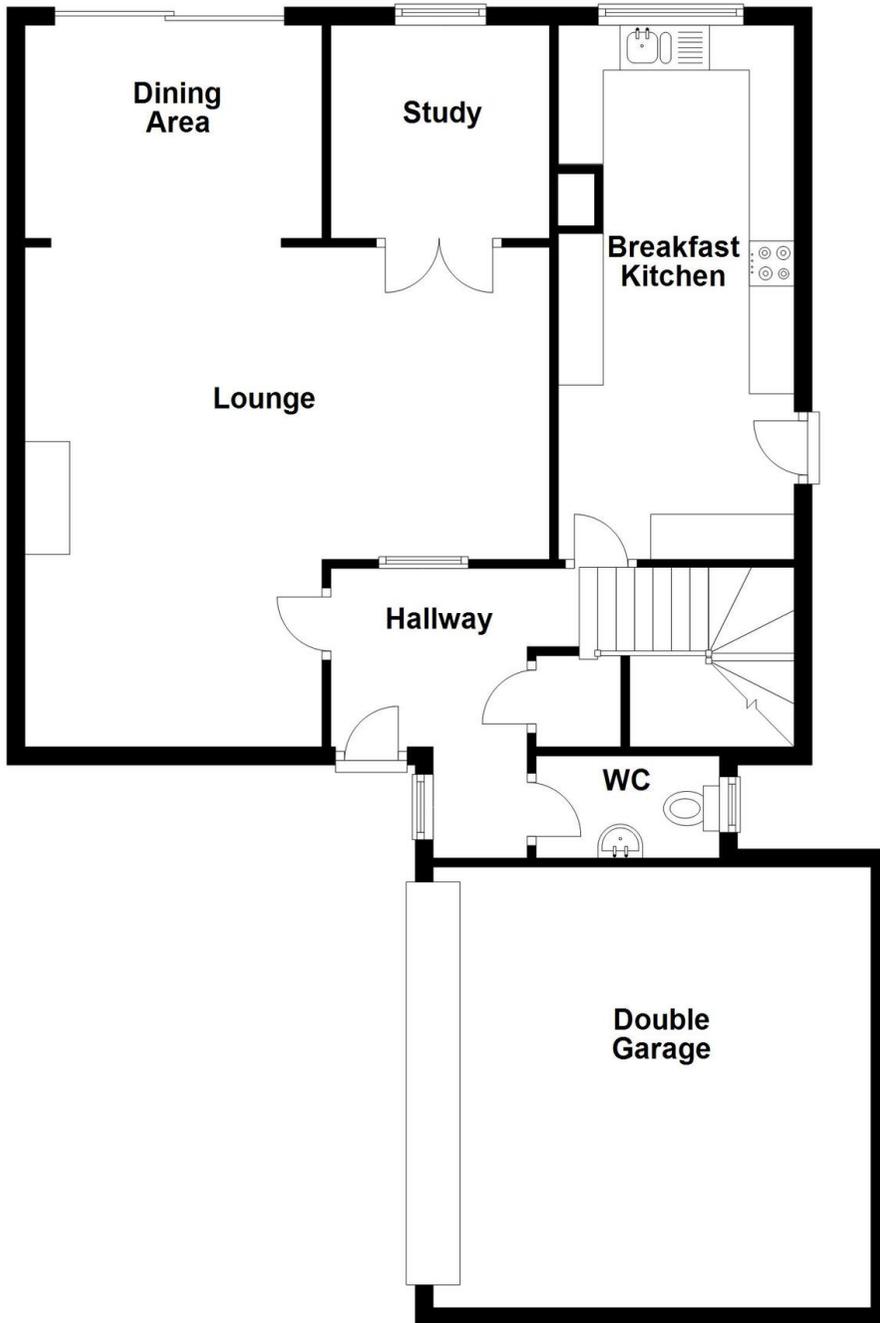
The property is believed to be in council tax band: E

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

