



Ash Tree Road, Ashby-De-La-Zouch

 4  2  1



Freehold

OIRO £410,000



## Key Features

- Immaculate Four Bedroomed Detached Family Home
- Cloakroom/W.C
- Modern Fitted Kitchen/Diner
- Utility Room
- Naturally Bright Lounge
- Master Bedroom With En Suite
- EPC rating B





Introducing an extraordinary opportunity to elevate your family's lifestyle! Nestled in a prime location, just a 5 minute walk or car journey from the vibrant heart of Ashby De La Zouch Town Centre, this magnificent four-bedroom detached family home is a sanctuary of comfort and convenience. Prepare to be captivated by its timeless elegance, spacious layout, and endless possibilities. Take a look inside and you will find: an entrance hallway, cloakroom/w.c, modern fitted kitchen/diner with an adjoining utility room and a naturally bright lounge. Upstairs there is a master bedroom with an en suite shower room, three further good sized bedrooms and a stylish family bathroom. Outside there is off road parking for at least four cars on the drive and in the carport. Accessed via the car port there is a garage and a beautifully landscaped rear garden perfect for entertaining guests. We recommend booking a viewing at your earliest convenience so please call today and speak to a member of our helpful team!



#### ASHBY - THE LOCATION

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

#### ACCOMMODATION IN DETAIL

##### ENTRANCE HALLWAY

With a Porcelanosa tiled floor, radiator, a smoke detector and doors to the cloakroom/w.c and kitchen/diner.

##### CLOAKROOM/W.C.

Fitted with a wall mounted wash hand basin, a dual flush toilet, radiator, Porcelanosa tiled flooring, tiled walls and a UPVC double glazed opaque front window.

##### MODERN FITTED KITCHEN/DINER

6.60 x 3.97

Fitted with a range of high quality grey base and drawer units with matching wall cupboards, quartz worktops, an inset sink and drainer with a mixer tap over, an inset electric double oven, combi microwave and a five ring gas hob with an extractor hood

overhead. Other features include an integral dishwasher and fridge freezer, an automatic extractor fan, a Porcelanosa tiled floor, radiator, smoke detector, stairs to the first floor accommodation, an opening to the lounge, a door to the utility room and two UPVC double glazed front and side windows.

##### UTILITY ROOM

Fitted with base and wall units, rolled edge worktops, an inset sink and drainer with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, a Porcelanosa tiled floor, automatic extractor fan and a door to the car port.

##### NATURALLY BRIGHT LOUNGE

4.98 x 3.44

This spacious room has a Porcelanosa tiled floor, radiator and feature bi-folding doors leading to the rear garden.

##### FIRST FLOOR ACCOMMODATION

##### LANDING

There is a loft access hatch, smoke detector, two built-in storage cupboards housing the boiler and tank, a radiator and doors to the bedrooms and bathroom.

##### BEDROOM ONE

3.23 x 3.05

A good sized bedroom with fitted sliding door wardrobes, a TV aerial point, radiator, a door to the en suite shower room and two UPVC double glazed front windows.

##### EN-SUITE SHOWER ROOM

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, Porcelanosa tiled flooring, tiled walls and an automatic extractor fan.

##### BEDROOM TWO

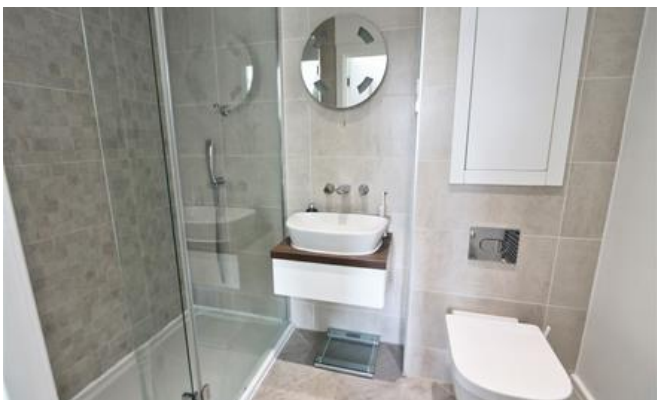
3.31 x 2.72

This room has fitted sliding door wardrobes, a radiator and a UPVC double glazed front window.

##### BEDROOM THREE

3.72 x 2.62

Another generous bedroom with free standing wardrobes, space for bedroom furniture, a radiator and a UPVC double glazed rear window overlooking the garden.





#### BEDROOM FOUR

3.90 x 1.95

With a radiator and a UPVC double glazed rear window overlooking the garden.

#### STYLISH FAMILY BATHROOM

2.18 x 1.68

Comprising: a panelled bath with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. Chrome ladder towel rail, a Porcelanosa tiled floor, tiled splashbacks, electric shaver points, an automatic extractor fan and a UPVC double glazed opaque front window.

#### OUTSIDE:

#### FRONT ELEVATION

There is off road parking for at least two cars on the tarmac drive and a shaped garden to one side planted with various flowers and plants.

#### CAR PORT

A generous car port with power, lighting and an opening that leads to the rear garden and garage.

#### GARAGE

With power, lighting and an up and over front door.

#### LANDSCAPED REAR GARDEN

This beautiful low maintenance garden is mainly laid with gravel and a paved patio seating area. There are also raised steel borders stocked full of mature plants and shrubs, timber fenced boundaries, a bespoke shed, a greenhouse, an electric awning, water feature and arbour.

#### AND FINALLY...

#### COUNCIL TAX BAND:

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

#### HOW TO GET THERE:

Postcode for sat navs: LE65 2JH

#### PLEASE NOTE:

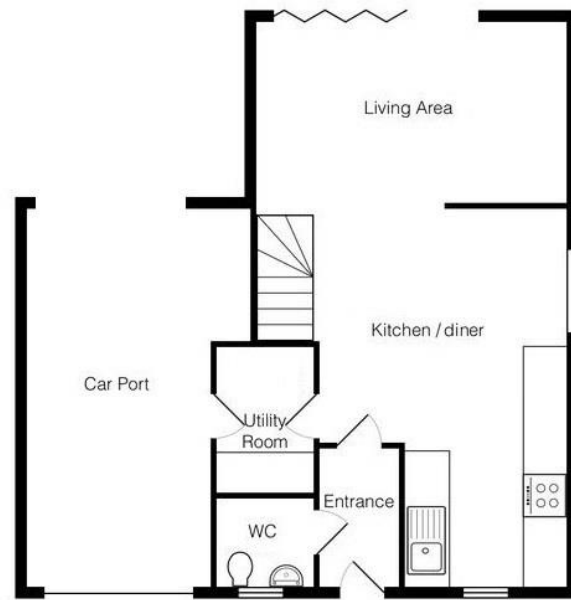
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



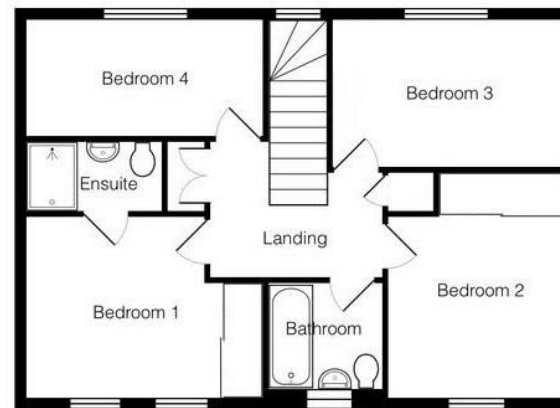




# Floorplan



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

ashby@newtonfallowell.co.uk