



Abney Crescent, Measham



4



1



3

Freehold

£325,000



Key Features

- Extended Four Bedroom Detached Family Home
- Corner Plot | Quiet Location
- Generous Lounge
- Separate Dining Room + Conservatory
- Refitted Cloakroom/W.C.
- Three Double Bedrooms + Single
- EPC rating C





Welcome to Abney Crescent, a magnificent extended four-bedroom detached home in the village of Measham. Situated on an enviable corner plot, this property boasts landscaped gardens and a serene woodland backdrop offering the utmost privacy.

As you enter, you'll be greeted by a bright and expansive interior. The generous lounge, featuring a sophisticated coal effect gas fire, invites relaxation. The adjoining dining room, nearly 17ft in length, is perfect for gatherings, with French doors leading to a conservatory that bathes in natural light and overlooks the manicured garden.

The beautifully appointed kitchen includes oak-effect cabinets, modern integrated appliances, and a striking five-ring oven. A practical utility area offers added functionality, ensuring seamless living.

Upstairs, three luxurious double bedrooms come with fitted wardrobes, and an additional single bedroom provides versatility. The spacious family bathroom features a five-piece suite for an indulging experience.

Externally, the property is a delight. The front garden, with its lush lawn and block-paved driveway, offers ample parking alongside a single garage. At the back, enjoy tranquil moments in the easterly facing garden, complete with shaped lawns and inviting patio spaces perfect for entertaining.

This outstanding family home provides a perfect blend of comfort and style. Don't miss the chance to make it yours—schedule your private tour today!

Measham, nestled in the heart of the English Midlands, offers a blend of rural charm and convenient amenities, making it an ideal location for family living. The village's rich history is evident through its characterful architecture and vibrant community spirit. Residents enjoy a peaceful countryside atmosphere, while still benefiting from easy access to larger urban areas, as Measham is conveniently located near major road networks, including the M42, offering quick commutes to cities such as Birmingham and Nottingham.

This area is known for its excellent local schools, ranging from well-regarded primary institutions to nearby secondary options. Families will appreciate the supportive educational environment, making Measham a popular choice for those placing high importance on quality education. Additionally, numerous recreational facilities are available in the vicinity, catering to various interests and age groups, ensuring children and adults alike have ample opportunities for engagement and leisure.

Nature lovers will be drawn to the enchanting woodland surroundings and the numerous scenic walking trails, ideal for exploring the countryside's beauty. The proximity of National Forest walking routes provides residents with the opportunity to enjoy outdoor activities and connect with nature right at their doorstep. This setting not only offers an idyllic backdrop for relaxation but also ensures a healthier lifestyle that encourages a closer relationship with the natural environment.

Local amenities in Measham encompass a variety of shops, cafes, and restaurants, providing everyday conveniences without the need to venture far from home. The village hosts a range of independent retailers alongside larger supermarkets, giving residents plenty of options for their shopping needs. Community events and local markets further add to the vibrant social scene, fostering a sense of belonging among residents and enhancing the overall living experience.

ACCOMMODATION

ENTRANCE HALLWAY
3.1m x 0.89m (10'2" x 2'11")

CLOAKROOM/W.C.
1.94m x 0.92m (6'5" x 3'0")

GENEROUS LOUNGE
6.2m x 4.19m (20'4" x 13'8")

SEPARATE DINING ROOM
5.18m x 3.14m (17'0" x 10'4")

FITTED KITCHEN
3.49m x 2.41m (11'6" x 7'11")

UTILITY AREA
4.26m x 2.23m (14'0" x 7'4")

CONSERVATORY
3.77m x 3.44m (12'5" x 11'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.4m x 3.1m (11'2" x 10'2")

BEDROOM TWO
4.81m x 2.42m (15'10" x 7'11")

BEDROOM THREE
4.65m x 2.12m (15'4" x 7'0")

BEDROOM FOUR
1.95m x 1.67m (6'5" x 5'6")

FIVE PIECE FAMILY BATHROOM
3.11m x 2.52m (10'2" x 8'4")

SINGLE GARAGE

COUNCIL TAX BAND:-

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

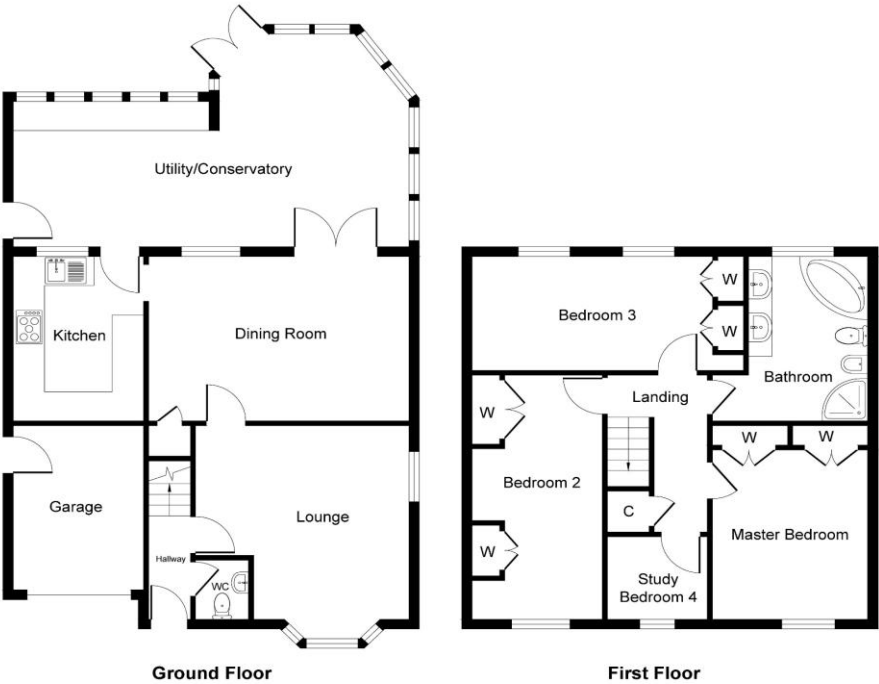
HOW TO GET THERE:-

Postcode for sat navs: DE12 7HH

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



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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666
ashby@newtonfallowell.co.uk