



Wyvil Close, Ashby-De-La-Zouch



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£319,950



Key Features

- Exquisite Three-Bedroom Detached Family Home
- Built by the Renowned David Wilson Homes
- Offering Immaculate Condition Throughout
- Expansive 16ft Lounge
- Modern Kitchen/Diner + Utility Room
- Three Double Bedrooms
- EPC rating U
- Freehold





Nestled in the charming locale of Ashby-de-la-Zouch, this exquisite three-bedroom detached family home, crafted by the esteemed David Wilson Homes, promises a lifestyle of elegance and comfort. From the moment you step inside, immaculate condition and superior craftsmanship are evident throughout.

The expansive lounge, stretching over 16ft, invites relaxation and enjoyment, with French doors that seamlessly extend the living space into the beautifully manicured garden—a perfect setting for alfresco evenings. The modern kitchen/diner is a culinary enthusiast's dream, boasting ivory gloss cabinets, oak-effect worktops, and integrated top-tier appliances, including a six-ring gas hob and double oven. It's a superb space for entertaining, extending to the utility room with matching high-end finishes.

Upstairs, three generously proportioned double bedrooms await, with the main two featuring fitted wardrobes. The master suite delights with a stylish refitted en-suite, showcasing a walk-in double shower and quartz-topped vanity. The family bathroom continues the luxury theme with modern fittings and a refreshing ambiance.

Outside, a picturesque front garden leads to a block-paved driveway, while the rear garden offers a vibrant display of mature plants, colourful blooms, and an extensive patio area ideal for hosting guests. Complete with two additional parking spaces within the courtyard, this property is a delightful haven ready to welcome its next owners. For a chance to call this impeccable house your home, contact our Ashby team today on 01530 414666. Don't miss the opportunity to experience refined living in a serene setting.

Wyvil Close in Ashby-de-la-Zouch offers an idyllic setting that beautifully balances the tranquillity of a small town with the vibrant energy of modern conveniences. This charming market town is steeped in rich history, with picturesque streets that tell stories of its past and a warm, welcoming community that invites all newcomers with open arms. The area is known for its heritage sites, including the remains of Ashby de la Zouch Castle, where you can enjoy a leisurely walk through the ruins and picturesque surroundings. For those who appreciate the outdoors, the nearby National Forest provides a plethora of walking and cycling trails brimming with natural beauty.

Education is a key consideration for families, and Ashby-de-la-Zouch is well served with a range of reputable schools at both primary and secondary levels. Ivanhoe College and Ashby School have outstanding reputations, making this an ideal area for families seeking quality education within proximity. Additionally, the town boasts a variety of amenities, ensuring a comfortable living experience, from local boutiques and supermarkets to essential services and community centres.

For gastronomes, the town impresses with a delightful selection of dining options, from quaint tea rooms to exquisite restaurants offering diverse culinary experiences. Additionally, the area hosts a variety of festivals and local events throughout the year, creating a lively calendar that caters to all tastes. Whether you enjoy a peaceful afternoon in one of the many parks or prefer the vibrant buzz of community activities, Ashby-de-la-Zouch has something for everyone.

Transport links are efficient, with good connectivity to major towns and cities via the A42 and M1, making it convenient for commuting professionals. The nearby East Midlands Parkway railway station and East Midlands Airport provide further access to national and international destinations, an added convenience for those who travel regularly for leisure or business.

ACCOMMODATION

ENTRANCE HALLWAY 1.94m x 1.88m (6'5" x 6'2")

CLOAKROOM/W.C. 1.49m x 0.92m (4'11" x 3'0")

LOUNGE 5.42m x 3.23m (17'10" x 10'7")

KITCHEN/DINER 5.41m x 2.89m (17'8" x 9'6")

UTILITY ROOM 1.69m x 1.64m (5'6" x 5'5")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.03m x 3.73m (13'2" x 12'2")

REFITTED EN-SUITE SHOWER 1.77m x 1.68m (5'10" x 5'6")

BEDROOM TWO 3.4m x 2.96m (11'2" x 9'8")

BEDROOM THREE 2.7m x 2.25m (8'11" x 7'5")

REFITTED BATHROOM 1.99m x 1.88m (6'6" x 6'2")

COUNCIL TAX BAND:-

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

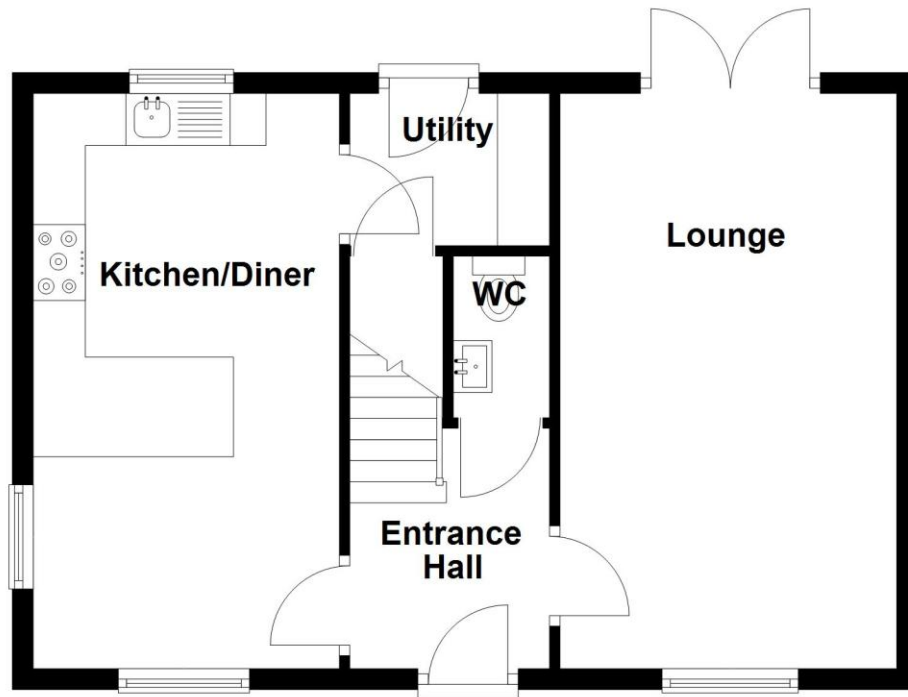
HOW TO GET THERE:-

Postcode for sat navs: LE65 2AF

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

