



Cedric Drive, Ashby-De-La-Zouch



4



3



2

£340,000



Key Features

- Exquisite David Wilson Four Bedroom Detached Home
- Located in the Tranquil Ivanhoe Fields Development
- Bay Fronted Lounge
- Spacious Kitchen/Diner includes Ivory Cabinets + Oak-Effect Worktops
- Top Floor Dedicated to the Master Suite
- Three Further Bedrooms + En-Suite Shower Room
- EPC rating U





Nestled in the historic market town of Ashby-de-la-Zouch, 3 Cedric Dr offers a prime location that beautifully balances the serenity of rural living with the convenience of urban amenities. The Ivanhoe Fields Development offers a peaceful residential atmosphere, with picturesque surroundings perfect for family life. Just a short stroll away, the town centre of Ashby-de-la-Zouch brims with boutique shops, cosy cafes, and a variety of dining options that cater to all tastes. The area is enriched with heritage sites, providing a touch of charm to everyday living.

For families, schooling options are plentiful and highly regarded in Ashby-de-la-Zouch, with several excellent primary and secondary schools within easy reach. Educational opportunities extend to nearby further education institutions, making the location suitable for families of all ages. The community spirit in Ashby is palpable, with numerous recreational facilities and clubs fostering a welcoming environment for newcomers.

Transportation is another strong point of this location, offering easy access to major road networks such as the A42, making commuting to cities like Leicester, Derby, and Nottingham straightforward. The area is well-served by reliable public transportation, with regular bus services connecting residents to neighbouring towns and cities.

For those who appreciate the outdoors, the vicinity offers a wealth of green spaces and scenic parks. The National Forest is nearby, providing a perfect backdrop for hiking, cycling, and family outings. Ashby itself boasts parks and leisure centres, ensuring residents have ample opportunities to maintain an active lifestyle while enjoying the natural beauty of the region.

Whether you're seeking a community-centric neighbourhood, outstanding schools, or efficient transport links, this location has it all. Cedric Dr is more than just a home; it's a gateway to a fulfilling and balanced lifestyle in one of Leicestershire's most desirable towns.

ACCOMMODATION

ENTRANCE HALLWAY 4.47m x 1.19m (14'8" x 3'11")

CLOAKROOM/W.C. 1.66m x 0.94m (5'5" x 3'1")

LOUNGE 4.49m x 3.28m (14'8" x 10'10")

KITCHEN/DINER 5.6m x 3.4m (18'5" x 11'2")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 3.9m x 3.32m (12'10" x 10'11")

EN-SUITE SHOWER ROOM 2.22m x 1.36m (7'4" x 4'6")

BEDROOM THREE 3.68m x 3.33m (12'1" x 10'11")

BEDROOM FOUR 3.67m x 2.2m (12'0" x 7'2")

FAMILY BATHROOM 2.19m x 1.67m (7'2" x 5'6")

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 5.76m x 3.45m (18'11" x 11'4")

EN-SUITE SHOWER ROOM 2.12m x 2.08m (7'0" x 6'10")

DETACHED SINGLE GARAGE 5.56m x 2.75m (18'2" x 9'0")

COUNCIL TAX BAND:-

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

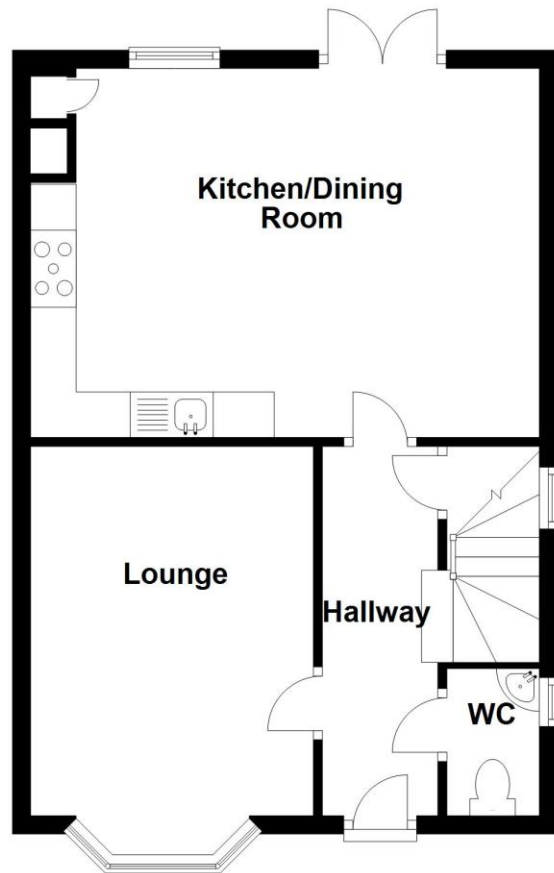
HOW TO GET THERE:-

Postcode for sat navs: LE65 2AL

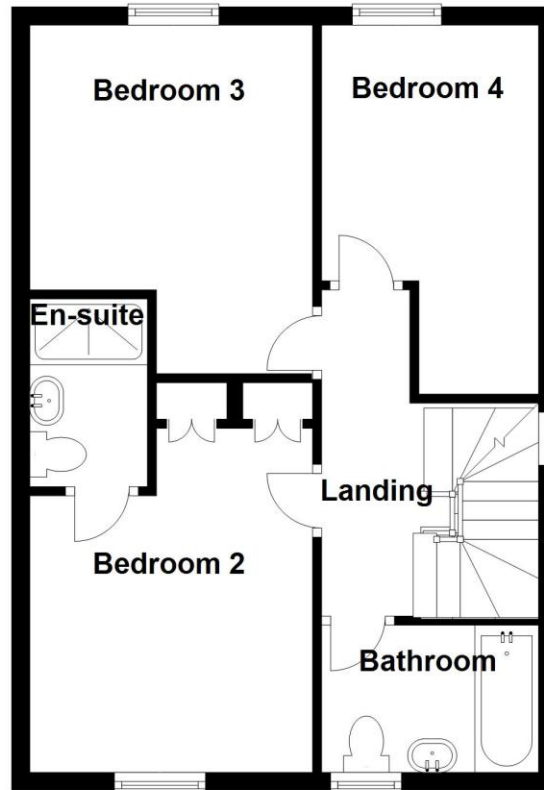
PLEASE NOTE:-

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



Second Floor

