



Cedric Drive
Ashby-De-La-Zouch

Cedric Drive Ashby-De-La-Zouch LE65 2AL

for sale
£275,000



Property Description

A stunning semi-detached home built by the renowned David Wilson Homes with garage, off-road parking & enclosed landscaped garden. This contemporary property, nestled in a serene cul-de-sac, boasts ample living space across three well-designed floors. Step inside to find an inviting entrance hall leading to a spacious lounge, complete with a charming bay window and convenient understairs storage. The heart of the home is an impressive fitted kitchen, featuring top-of-the-range integrated appliances and French doors that seamlessly blend indoor and outdoor living, opening to a beautifully landscaped garden.

To the first floor two double bedrooms & family bathroom. To the second floor is the master bedroom suite with fitted wardrobes and ensuite shower room.

To the front of the property is a low maintenance front garden gravelled with block heading and shrub, lantern light to the front door area with covered canopy and paved path to the front door area. To the rear enclosed garden, a split level garden with a paved patio area, outside power sockets and outside tap, A brick retaining wall with raw iron balustrade and paved steps leading to a shaped lawn with sleeper edge boards, A vista of conifers trees to the rear offering a degree of privacy, with a gate leading to the garage.

Entrance

Front composite panelled entrance door leading to:-

Entrance Hall

Having central heating radiator with a panelled door to:-

Cloak/W.C

Having a low levelled W.C, wash hand basin with hot and cold taps over, central heating radiator and laminate flooring. Inset spot lights to the ceiling and extractor fan. Panelled door leading to

Lounge

15' x 12' 1" Min (4.57m x 3.68m Min)

Walk in UPVC double glazed bay window to front elevation, a further UPVC double glazed window to the side, two central heating radiators, panelled door off to under stairs store which houses the fuse box and provides useful storage with carpeted flooring continuing through from the lounge. A panelled door to off to lobby area with central heating radiators and stairs off to the first floor.

Dining Kitchen

15' 5" x 8' 3" (4.70m x 2.51m)

Well-presented kitchen area comprising with matching base and wall units with roll edged laminated work surfaces over, a Lamona integrated electric fan assisted oven, four burner ceramic hob and extractor fan with glazed splash back to cooking area, a matching upstand to the work surfaces. single drainer one and a quarter bowl enamel sink unit with chrome mixer taps over, integrated dishwasher washing machine and fridge freezer inset spotlights to the ceiling and oversize porcelain tile flooring, UPVC double glazed double opening French door to the rear giving aspect and access to the rear garden, central heating radiator.

First Floor Landing

Having an open spindle balustrade, A door leading to an airing cupboard with a pressurized hot water cylinder.

Bedroom Three

8' 1" x 11' 1" (2.46m x 3.38m)

Two double doored fitted wardrobe with shelving and hanging rails, central heating radiators and having UPVC double glazed windows to the rear.

Bedroom Two

10' 6" x 8' 8" (3.20m x 2.64m)

UPVC double glazed windows to the front elevation with fitted window shutters, two double doored fitted wardrobe with shelving and hanging rails, part panelled feature wall, central heating radiators

Bathroom

A modern 3-piece white suite comprising of a panelled bath, chrome bath shower mixer attachment. Pedestal Wash hand basin with chrome mixer tap low level W.C. Laminate tile flooring and part ceramic wall tiles, wall mounted chrome heated towel rail ,Inset spotlights to the ceiling, extractor fan and UPVC double glazed Opacic window to the rear elevation.

Bedroom One

15' 6" x 19' 7" (4.72m x 5.97m)

Open balustrade to the stairs, loft access and fitted wardrobes under sloping ceiling, UPVC double glazed window to the front elevation, two double glazed roof light windows to the rear, central heating radiator. A Panelled door leading off to

Ensuite

The ensuite shower room, a 3-piece modern white suite, double with glazed shower cubical with mains chrome shower rain head and separate chrome attachment and ceramic splash back . Low level W.C , pedestal wash hand basin chrome mixer taps with ceramic splash back , laminate tile flooring. wall mounted chrome heated towel rial, inset spot lights and extractor fan.

Front

To the front of the property is a low maintenance front garden gravelled with block heading and shrub, lantern light to the front door area with covered canopy and paved path to the front door area.

Rear Garden

A split level rear garden with a paved patio area, outside power sockets and outside tap, A brick retaining wall with raw iron balustrade and paved steps leading to a shaped lawn with sleeper edge boards, A vista of conifers trees to the rear offering a degree of privacy, with a gate leading to the garage.

Garage

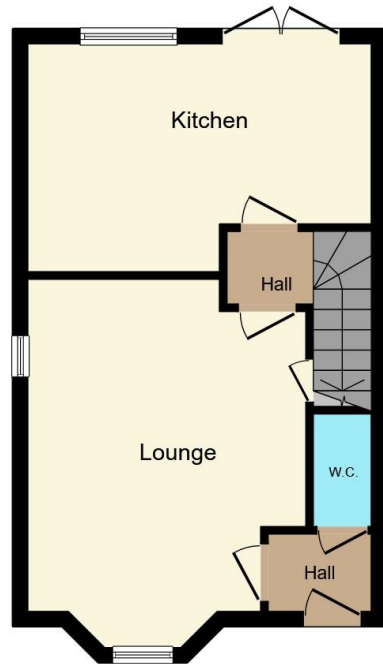
18' 2" x 8' 11" (5.54m x 2.72m)

A detached brick pitched roof garage with an up and over garage door, light and power

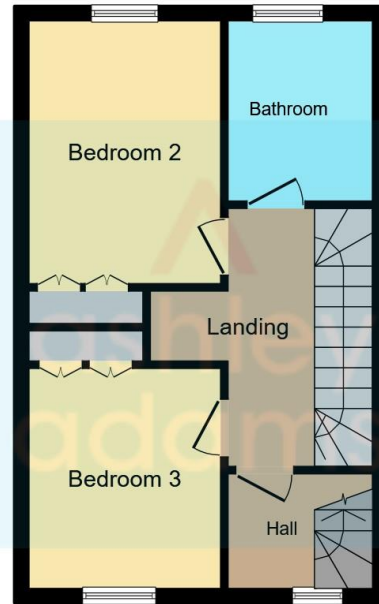








Ground Floor



First Floor



Loft Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205603 - 0012

Tenure:Freehold EPC Rating: B Council Tax Band: D

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