

Rydal Gardens

Ashby-de-la-Zouch, LE65 1FJ

John
German





Rydal Gardens

Ashby-de-la-Zouch, LE65 1FJ

£625,000

Beautiful extended family home set over three storeys with 6 bedrooms, 3 bathrooms, 3 receptions rooms plus a beautiful kitchen that opens into a spacious feature open plan living dining area

John German 

Accommodation

Upon entering, you are welcomed into a central reception hallway with elegant oak flooring underfoot. To your right, there is a convenient guest cloakroom, while the wonderfully spacious family living area unfolds around you.

The true heart of the home is the beautifully extended open-plan kitchen living and dining space, designed with modern living in mind. This area features tile flooring throughout, seamlessly connecting the kitchen, dining, and sitting areas. The kitchen is a well-equipped space, boasting an extensive range of oak base and wall-mounted cabinets that wrap around all four sides. Complementary granite countertops, complete with an inset sink, mixer tap, and granite upstands, enhance both style and functionality. There is ample space for a range cooker, an integrated wine chiller, a breakfast bar area, and room for an American-style fridge freezer. A built-in dishwasher is also included.

The kitchen flows effortlessly into the sitting area, which extends across the full width of the property. Three feature glazed skylights flood this space with natural light, enhanced by the home's desirable southerly aspect, offering beautiful views of the sky above. The open-plan design combines both a comfortable family sitting area and a spacious dining zone. Three large picture windows at the rear, along with two sets of French doors, open onto the patio and garden-perfect for summer entertaining.

Beyond this contemporary living space, the property offers three additional reception rooms. There is a practical study with a front-facing view, a second reception room currently utilized as a home gym, and a stunning through-living room. This elegant living room features two front-aspect windows, ceiling coving, a striking feature fireplace as the focal point, and glazed French doors that seamlessly connect it to the extended living, dining, and kitchen area-creating a harmonious flow between all the main living spaces.

A winding staircase leads from the hallway to the first-floor gallery landing, where white panelled interior doors provide access to four well-proportioned bedrooms and the family bathroom. The bathroom is beautifully appointed, featuring a white P-shaped shower bath with a curved glass screen and a rainfall showerhead, as well as an additional handheld shower. A concealed cistern WC, a vanity unit with an inset wash basin, and wraparound cabinetry offer both style and generous storage. Complementary countertops and a matching windowsill complete the look, while a chrome ladder-style towel radiator adds a touch of luxury.

The principal bedroom is a delightful retreat, featuring ceiling coving, large front-facing double-glazed windows, and the luxury of a walk-in dressing room with fitted wardrobes and a cosy seating area. Its en-suite bathroom has been tastefully refitted, boasting an oversized walk-in shower with wall panelling and a rainfall showerhead. Along one wall, a suite of built-in cabinets provides invaluable storage, topped with contrasting grey composite countertops. Twin inset wash basins with mixer taps and a tiled splashback complete this elegant space.

A turning staircase leads from the first-floor landing to the second floor, where you will find a generously sized landing area leading to two beautifully proportioned king-size bedrooms. Each room is enhanced by glazed Velux skylights that allow natural sunlight to pour in. Serving these bedrooms is a stylish contemporary shower room, complete with a vanity unit featuring a wide inset washbasin and storage beneath, a WC, and a sleek shower enclosure with a mains-powered shower. Another glazed Velux skylight ensures this space is bright and airy.

Outside

The property is located off the popular Upper Packington Road and sits on a desirable corner plot. It features a planted fore garden, a side driveway leading to a double garage, and a private rear garden. The rear garden boasts an extensive patio area, with steps leading up to lawn gardens. With its sought-after southerly aspect, the garden enjoys plenty of natural sunlight throughout the day.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/28022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

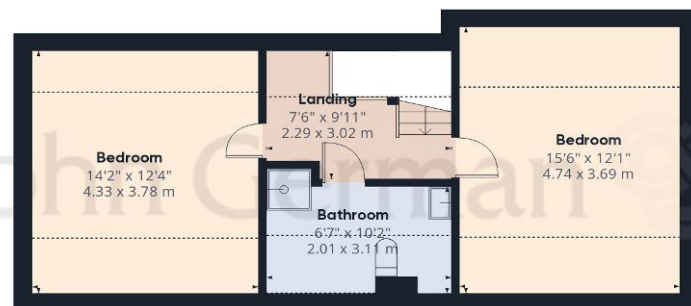
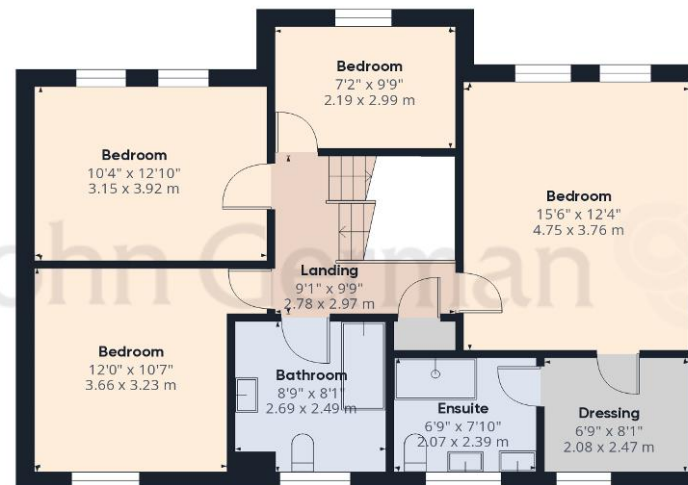












Approximate total area⁽¹⁾

2390.98 ft²

222.13 m²

Reduced headroom

185.75 ft²

17.26 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



