

Woodcock Way

Ashby-de-la-Zouch, LE65 1AX

John German





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£495,000

An attractive modern detached family home tucked away in a private drive setting with ample parking and a detached garage. The property offers four generous double bedrooms, two with en suites, a stylish family bathroom, a bright lounge, dedicated study and a stunning 27ft full-width open-plan kitchen, living, and dining room.

An attractive modern detached family home tucked away in a private drive setting with ample parking and a detached garage. The property offers four generous double bedrooms, including two with en suite shower rooms, along with a stylish family bathroom featuring a separate shower. Living space is both versatile and impressive, with a bright lounge, dedicated study, and a stunning 27ft full-width open-plan kitchen, living, and dining room with French doors to the garden.

Situated on the highly sought-after Miller Homes Knights Chase development, built in 2018 and still benefiting from the remainder of the builder's warranty, this detached family home offers versatile living space over two floors. Perfectly positioned along a long shared private driveway approach, the property combines modern design with everyday convenience. There is extensive parking to the side and a second useful area to the side which could be utilised for further parking.

Step inside the wide and welcoming entrance hall and discover a study/dining room to one side, ideal for formal entertaining or those working from home, and a generous 16'10" sitting room to the other, beautifully presented, and perfect for relaxing evenings. Continuing along the hallway, past the cloakroom/WC, the house opens into an impressive 27ft full width open-plan kitchen, family, and dining space stretching across the full width of the property. The kitchen is finished to a high specification, with sleek cabinetry and integrated appliances and fitted breakfast bar. There is ample space for a family dining table and informal family sofa sitting area. French doors flood the room with natural light and open onto the garden beyond. A spacious utility room completes the ground floor, providing practicality to match the elegance of the kitchen.

Upstairs, there is a well-proportioned landing with a useful storage cupboard. Here you will find four excellent double bedrooms and a stylish four-piece family bathroom beautifully appointed with standalone oversize shower cubicle, bath, WC and floating wash hand basin. The principal bedroom is enhanced by fitted wardrobes and its own contemporary en-suite shower room, while the second largest bedroom also enjoys a private en-suite, creating flexible accommodation for families and guests alike.

Outside; The property is set back from a shared private road approach and enjoys ample parking to the side, with second garden/storage area along with a detached single garage. Gated access leads to the rear garden, designed for ease of maintenance with a level lawn and paved patio, the perfect spot for outdoor dining, entertaining, or simply relaxing in the sun.

Note: There is a communal service charge of £200 per annum to Trustgreen Ltd. The property is along a shared private drive.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

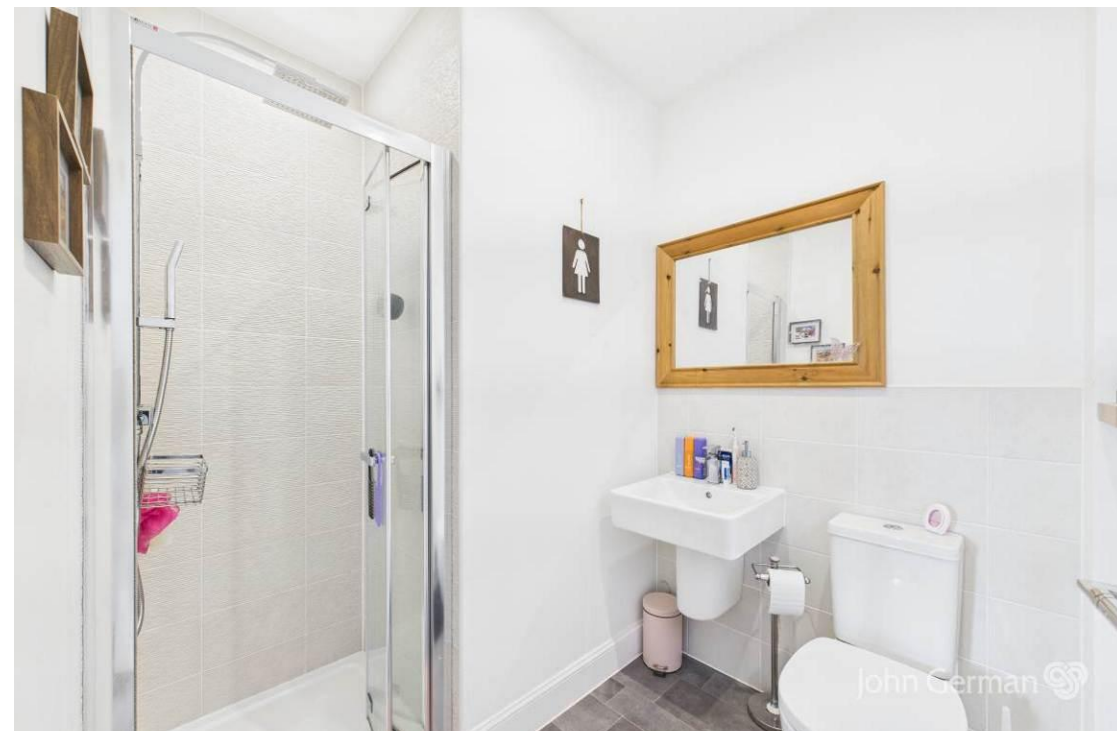
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

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

Our Ref: JGA/09092025

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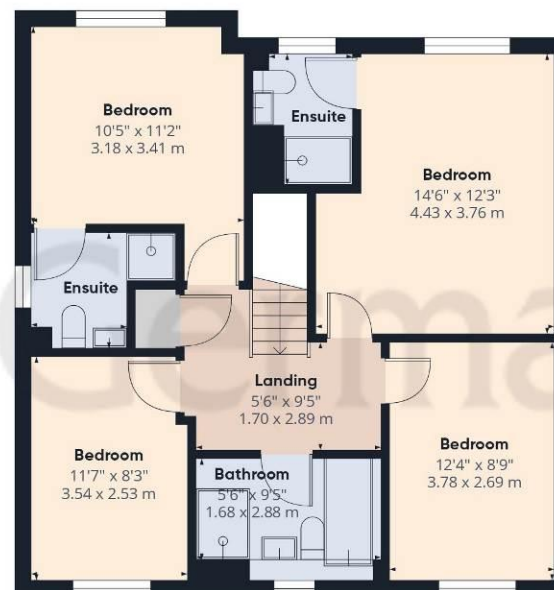


Ground Floor

Approximate total area^m

1408 ft²

130.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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