

# Jersey Drive

Ashby-de-la-Zouch, LE65 2AZ

John German





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£385,000



A beautifully finished four-bedroom residence providing over 1,050 sq ft of elegant living space within a sought-after development.

Contemporary in style and impeccably maintained, the home enjoys a setting close to open countryside. Long driveway and garage, landscaped gardens and still with NHBC Warranty.

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Welcome to Number 21 - a gorgeous, stylish, modern home with contemporary design, crisp white interiors, and excellent living space extending to approximately 1,052 sq ft. Situated on the fringe of the popular Crest Homes development, the property enjoys close proximity to open fields and a public footpath leading into the countryside or directly into Ashby itself. The home has been significantly improved, is beautifully presented throughout, and benefits from the remainder of the NHBC warranty.

Step inside to discover a welcoming reception hallway with a guest cloakroom, fitted with a WC and pedestal wash hand basin, complemented by a striking full-height feature tiled wall. An understairs cupboard provides valuable additional storage.

The breakfast kitchen is beautifully appointed and offers ample space for both dining and relaxing. A range of contemporary shaker-style base and wall cabinets wrap around three sides of the room, finished with complementary quartz worktops and returns. Integrated appliances include a double oven with induction hob and extractor hood above, dishwasher, fridge freezer, and washing machine/dryer. There is plenty of room for a family dining table as well as a seating area, making this a truly versatile space.

Spanning the full width of the rear of the property and overlooking the garden is a well-proportioned lounge. French doors open onto the landscaped rear garden, which features a sleeper-edged patio, bark-covered borders, and lawns that wrap around the rear of the garage.

A winding balustraded staircase leads to the first floor, where a spacious landing gives access to three double bedrooms and a generously sized single bedroom. The principal bedroom suite is an impressive space with a relaxing, spa-like feel, complete with an en-suite shower room and full-height fitted mirrored wardrobes with shelving, rails, and drawers. Bedrooms two and three also benefit from matching full-height fitted wardrobes.

**Outside** - The home is set back from the road behind a landscaped front garden. To one side, a long and generous driveway leads to a single garage. Gated side access provides entry to the rear gardens. There are double electric sockets to the rear garden and to the driveway.

**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. The estate has yet to be adopted by the local authority. An estate management fee may be payable.

**Property construction:** Standard

**Electricity supply:** Mains

**Sewerage:** Mains

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

**Broadband type:**

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22012026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









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#### Agents' Notes

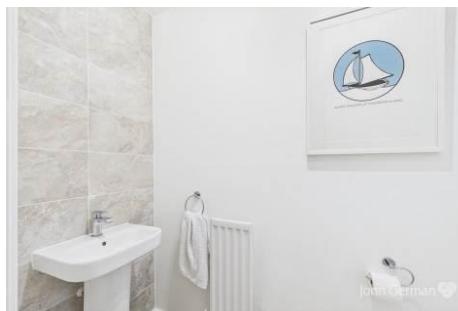
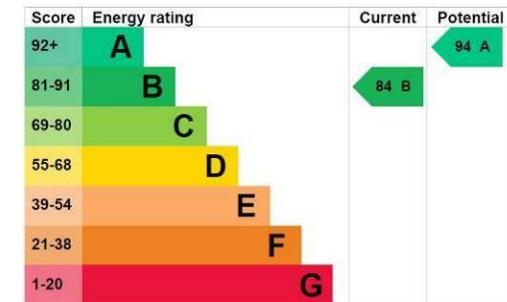
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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 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.



#### John German

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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



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