







**** DETACHED FAMILY HOME LOCATED ON ASHBY PARK ** BEAUTIFULLY PRESENTED ** LARGE LANDSCAPED REAR GARDEN ** VIEWING ADVISED ****
We are pleased to offer for sale this detached family home located on the sought after Ashby Park Development. With SPACIOUS ACCOMMODATION comprising of central entrance hallway, RE-FITTED GROUND FLOOR SHOWER ROOM, 20'1" LOUNGE, separate dining room and study, kitchen, utility room, FOUR DOUBLE BEDROOMS with RE-FITTED ENSUITE to bedroom one plus a RE-FITTED FOUR PIECE FAMILY BATHROOM. Outside is a LANDSCAPED REAR GARDEN, front garden, DOUBLE GARAGE and BLOCK PAVED DRIVEWAY providing ample off road parking for multiple vehicles. The property also has approved planning (Ref: DA/2019/0153) for side extensions. Fast Find - 13764, EPC - D

Entered Via

A replacement part glazed composite door recessed under a tiled porch with frosted Upvc double glazed slimline window to one side and outside courtesy light, into : -

Entrance Hallway 12'2" x 10'6" (3.71m x 3.20m)

A spacious central hallway which has Oak flooring which was fitted in March 2021, stairs rising to first floor landing with white spindled balustrades and handrail with storage cupboard under, Upvc double glazed window to front aspect, double panel radiator, inset down lighters, smoke alarm, white panel doors to kitchen, lounge and shower room with double opening multi-pane glazed doors to the dining room

Shower Room 10'11" x 3'0" (3.33m x 0.91m)

A useful ground floor shower room which has been refitted by the current vendors and comprises of a three piece suite with fully tiled shower cubicle with glass and chrome door, wash hand basin with chrome mixer tap set onto a vanity unit with storage cupboard beneath and a low level push flush WC, tiling to wall water sensitive areas, tiled flooring, frosted Upvc double glazed window to front aspect, single panel radiator



Lounge 20'01" x 12'8" (6.12m x 3.86m)

A beautiful room with the main focal point being a central brick fireplace with brick hearth with inset real flame gas fire, dado rail, coving to ceiling, television point, Upvc double glazed French doors opening to the patio of the rear garden and with full length Upvc double glazed windows either side, double opening multi-pane glazed doors to : -

Study 9'9" x 11'8" max (2.97m x 3.56m max)

A versatile room which has a deep Upvc double glazed box bay window to front aspect with inset hand crafted window seat with three drawers under, double panel radiator, dado rail, coving to ceiling

Dining Room 15'5" x 12'2" (4.70m x 3.71m)

A spacious reception room with inset downlighters, Upvc double glazed French doors opening to the patio of the rear garden, double panel radiator, coving to ceiling, white panel door to : -

Kitchen 12'9" x 12'9" (3.89m x 3.89m)

A dual aspect room with views over the rear garden and fitted with a range of white eye and base level units with Corian work surfaces over and tiling above, two drawer stacks, inset Corian molded one and a half bowl sink

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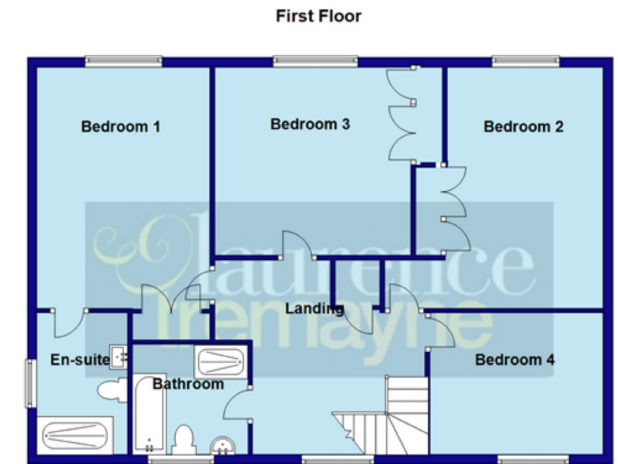
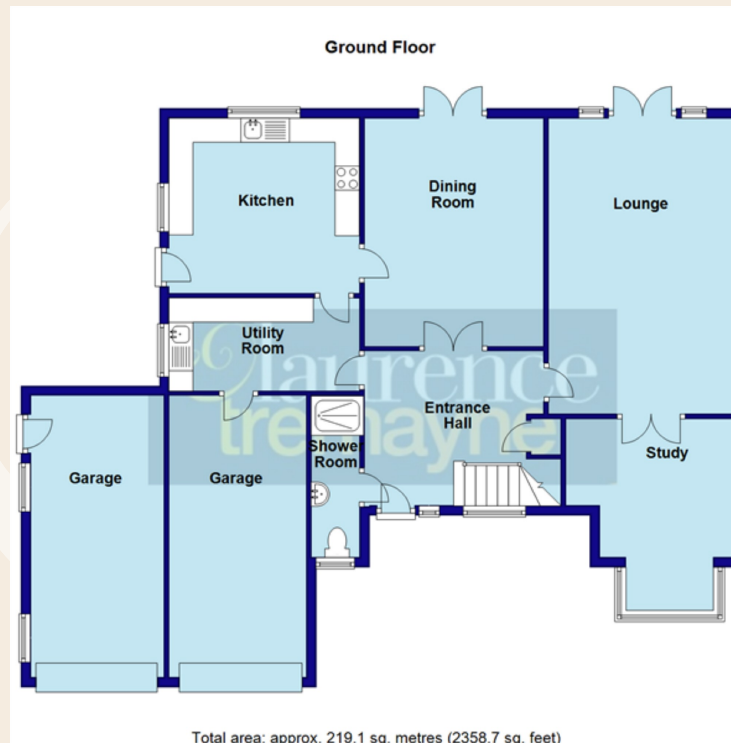
unit with chrome mixer tap over and separate filtered water tap, integrated stainless steel electric eye level double oven and gas hob with concealed extractor fan over, space and plumbing for dishwasher, integrated fridge, inset downlighters, tiled flooring, space for breakfast table and chairs, single panel radiator, Upvc double glazed window and door to side aspect, further Upvc double glazed window to rear aspect, white panel

door to: -

Utility Room 12'11" x 6'4" (3.94m x 1.93m)

Fitted with a matching range of base and eye level units to the kitchen and with rolled edge work surfaces over, inset single bowl stainless steel single drainer sink unit with mixer tap over, space and plumbing for washing

machine, integrated fridge, wall mounted gas central heating boiler, tiled flooring, coved ceiling, single panel radiator, Upvc double glazed window to side aspect, white panel door to kitchen and garage, alarm control panel for wireless home alarm system





Landing 11'3" x 13'7" maximum dimensions (3.43m x 4.14m maximum dimensions)

A good sized central landing with white spindled balustrades and hand rail to the top of the stairs and with a Upvc double glazed window to the front aspect, coving to ceiling, smoke alarm, access to loft space, white panel doors to all upstairs accommodation and a spacious airing cupboard with slatted linen shelving and single panel radiator

Bedroom One 16'4" x 11'9" (4.98m x 3.58m)

A lovely main bedroom which has twin opening Oak doors giving access to wardrobe space, television point, coving to ceiling, Upvc double glazed window to rear aspect with single panel radiator and with views over the rear garden, Oak door to : -

Ensuite 9'5" x 6'2" (2.87m x 1.88m)

A fantastic ensuite which has been refitted by the current vendors and comprises of a walk in shower cubicle with chrome bar shower with a hand held shower attachment and fixed drench shower head, push flush low level WC and a rectangular wash hand basin with central chrome mixer tap set onto a vanity unit with double drawers beneath. Full tiling to walls, tiled flooring, heated towel rail, inset downlighters, coving to ceiling, extractor fan, frosted Upvc double glazed window to side aspect with tiled sill

Bedroom Two 16'4" x 10'7" plus door recess (4.98m x 3.23m plus door recess)

A great sized bedroom with built in triple wardrobes, coving to ceiling, television point, Upvc double glazed window to rear aspect with single panel radiator and with views over the rear garden

Bedroom Three 12'9" x 12'9" (3.89m x 3.89m)

Another spacious double bedroom again with built in triple wardrobes, coving to ceiling, television point,



Upvc double glazed window to rear aspect with single panel radiator and with views over the rear garden

Bedroom Four 11'9" x 9'08" (3.58m x 2.95m)

A further double bedroom used by the current vendors as an additional study and with coving to ceiling, Upvc double glazed window to front aspect with double panel radiator under

Bathroom 7'5" x 7'5" (2.26m x 2.26m)

Refitted by the current vendors with a four piece suite comprising of panel bath with central chrome mixer tap, push flush low level WC, pedestal wash hand basin with central chrome mixer tap over and a shower cubicle with glass door and chrome bar shower over, tiling to all walls, tiled flooring, chrome heated towel rail, additional single panel radiator, inset downlighters, frosted Upvc double glazed window to front aspect with tiled sill

Outside

Front

A large frontage with two lawned areas either side of a vast block paved driveway providing off road parking for multiple vehicles leading to the front door and with a timber side access gate to rear garden.

Garages

A double garage which has been split into two with metal up and over doors, one of which is remote control, power and light connected, one half has two windows to side aspect and Upvc double glazed door to side patio area of the house whilst the other has a white panel door giving access to the house via the utility room

Rear

A beautifully landscaped rear garden which measures approximately 136ft in length, to one side of the property is a spacious paved patio area ideal for a table and chairs with side access gate leading to the front, to

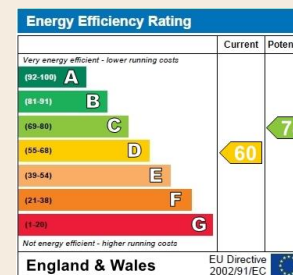


the other side of the house is a work shop/studio with power and light connected measuring 7'6" x 8'4", directly to the rear of the property is a large paved patio area with planted dwarf retaining wall, paved crescent shaped steps lead to the main lawned area with various inset planted areas and planted shrub and flower borders with some further steps leading to the bottom of the garden which has mature trees a central lawn area with pathway around, hard standing for shed and a summer house with power and light connected. The garden is

enclosed by timber panel fencing and has an outside tap and outside lighting.

Planning Application

The current vendors applied for planning with the local authority which was approved on the 28th February 2019 (valid for three years from this date) for extensions to either side of the property. The planning application and supporting documents can be viewed on www.daventrydc.gov.uk using the application reference DA/2019/0153



**Viewing strictly by
appointment with
the agent**

AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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