

Riley Drive
Ibstock, LE67 6QS

John
German





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£435,000

Modern, family-friendly home, beautifully presented with spacious open-plan kitchen, dining & living areas, sliding pocket doors, and stylish shaker kitchen with integrated appliances. Four generous bedrooms, ensuite, contemporary bathroom, landscaped garden, extensive driveway, and double garage. Perfect for family living and entertaining.

John German 

Step into a welcoming reception hallway, where luxury vinyl tile (LVT) flooring underfoot provides both style and practicality. To your immediate right, a versatile home office or family room features dual-aspect windows fitted with elegant plantation shutters, filling the space with natural light. The hallway also leads to a beautifully finished cloakroom, complete with a white suite, floating wash hand basin, and WC. The walls, painted in a muted Farrow & Ball gold, glow warmly as sunlight streams through the side-facing window.

At the rear of the home lies the heart of family living: a full-width, open-plan kitchen, dining, and seating area, designed for both everyday life and entertaining. The kitchen is finished with shaker-style base and wall units in a deep Regency blue, complemented by varnished copper-effect handles. A 1.5 bowl sink with mixer tap sits alongside a V-ring gas hob with extractor hood above, while integrated appliances include a high-level oven and grill, microwave, fridge freezer, and dishwasher. A peninsula breakfast bar provides seating for four, seamlessly connecting the kitchen to the dining and lounge spaces. The dining area accommodates any size family table, and an adjoining informal seating area enjoys views across the garden via French doors. A standout feature is the sliding pocket-style doors connecting the kitchen to the living room, cleverly saving floor space while allowing the rooms to merge into one expansive entertaining area when desired.

Upstairs, the first-floor landing leads to four generously proportioned bedrooms. The principal bedroom is a sumptuous super king-size suite, complete with fitted wardrobes, a front-facing window with plantation shutters, and a private ensuite. The ensuite features a fully tiled double-width shower, WC, floating wash hand basin with tile splashback, and a tall chrome ladder radiator. All remaining bedrooms also feature plantation shutters and are beautifully scaled for a growing family. The family bathroom continues the contemporary theme with a white suite including a bath with shower mixer tap and glazed screen, electric shower, floating wash hand basin, WC, ladder radiator, and stylish tiling around the bath and basin areas.

Outside, the rear garden has been thoughtfully landscaped for both style and low-maintenance practicality. A full-width paved terrace with sleeper-edged borders leads down via illuminated central steps to an artificial lawn area, ideal for play or relaxation. A covered play space and sunlit patio corner provide additional versatility, while tucked behind the garage, a decked and paved area offers storage or seating options. External power points add further convenience. To the front, a generous driveway provides parking for multiple vehicles and access to a detached double garage, completing this stunning modern home.

Agents notes: We understand there is a green space charge of currently £280 payable to First Port.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. The property benefits from the remainder of its NHBC warranty.

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

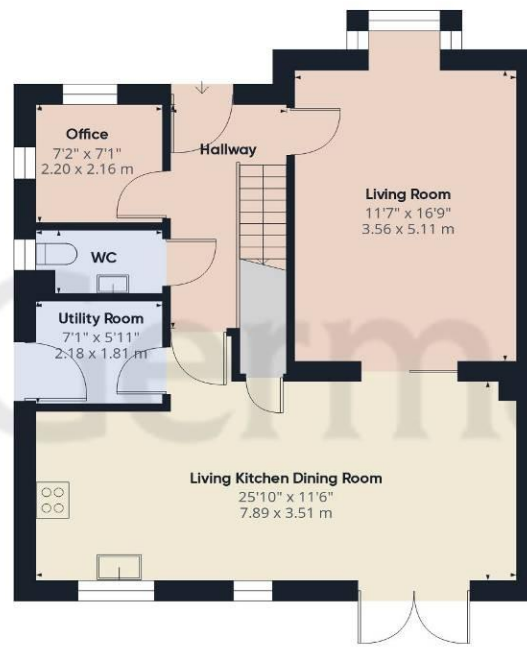
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Our Ref: JGA/19032026

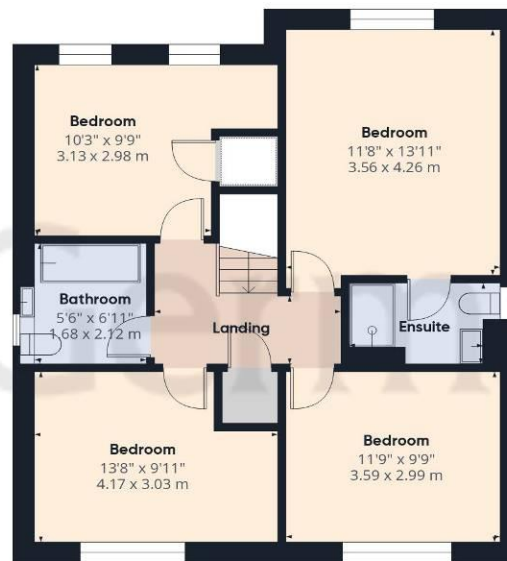






Ground Floor

Approximate total area⁽¹⁾
 1372 ft²
 127.4 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.



Agents' Notes

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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.

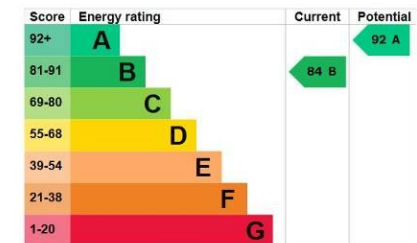
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st 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.

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.



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