31, Rushey Close, Ashby-De-La-Zouch, Leicestershire, LE65 2WA

HOWKINS & HARRISON

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Offers in excess of: £400,000

Offered to the market with no upward chain, this attractive modern detached home occupies an enviable corner plot within a well-regarded residential development on the edge of Ashby-de-la-Zouch.

Constructed in 2020 and benefiting from the remainder of the Bellway Homes 10-year warranty, the property provides well-proportioned accommodation extending to 1419 sqft, arranged over three floors and ideally suited to modern family living.

Externally, the home enjoys a lawned rear garden, driveway parking and a detached garage, all set against a pleasant open outlook with nearby green space.

Combining a contemporary build with a practical layout and a desirable position, this is a home that will appeal to a wide range of buyers seeking space, convenience and a great commuter location.

Location

31 Rushey Close is situated within a well-established residential area on the edge of Ashby-de-la-Zouch, a popular market town offering a good range of everyday amenities including shops, supermarkets, cafés and schooling for all ages. The town has a strong community feel and a mix of independent and national retailers, together with leisure facilities and countryside walks nearby. The property is conveniently placed for access to the A42 and M42, making it a practical choice for commuters travelling towards Leicester, Derby, Nottingham and Birmingham.

Travel Distances

Coalville – 5 miles
Swadlincote – 6 miles
Burton upon Trent – 9 miles
Leicester – 18 miles
Derby – 20 miles
Nottingham – 25 miles
East Midlands Parkway – 15 miles
Tamworth Station – 16 miles
East Midlands Airport – 9 miles
Birmingham Airport – 30 mile

Accommodation Details - Ground Floor

Step through the front door into a welcoming entrance hall, where stairs rise to the first floor and doors lead off to the principal ground floor rooms. To the left, the living room is a bright and comfortable space, enhanced by a bay window drawing in plenty of natural light. To the rear, the kitchen/diner forms the heart of the home, fitted with a modern range of units, integrated appliances and ample work surfaces, with space for dining and direct access out to the garden. A useful utility room sits just off the kitchen, along with a ground floor WC, adding to the practicality of the layout.

Upper Floors

Moving upstairs to the first floor, the landing gives access to a well-proportioned double bedroom served by a contemporary family bathroom. The principal bedroom is also located on this level, enjoying generous proportions along with its own en-suite shower room.

Continuing to the second floor, you'll find two further double bedrooms, offering excellent flexibility for family living, guests or home working, all arranged around a central landing.

Outside

Externally, the property occupies an enviable corner plot, with a larger than average wrap-around garden that offers a good degree of privacy and scope for landscaping. The orientation suggests a pleasant south to south-westerly aspect, ideal for enjoying afternoon and evening sun. A driveway provides off-road parking and leads to a detached garage, completing this well-rounded modern home.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

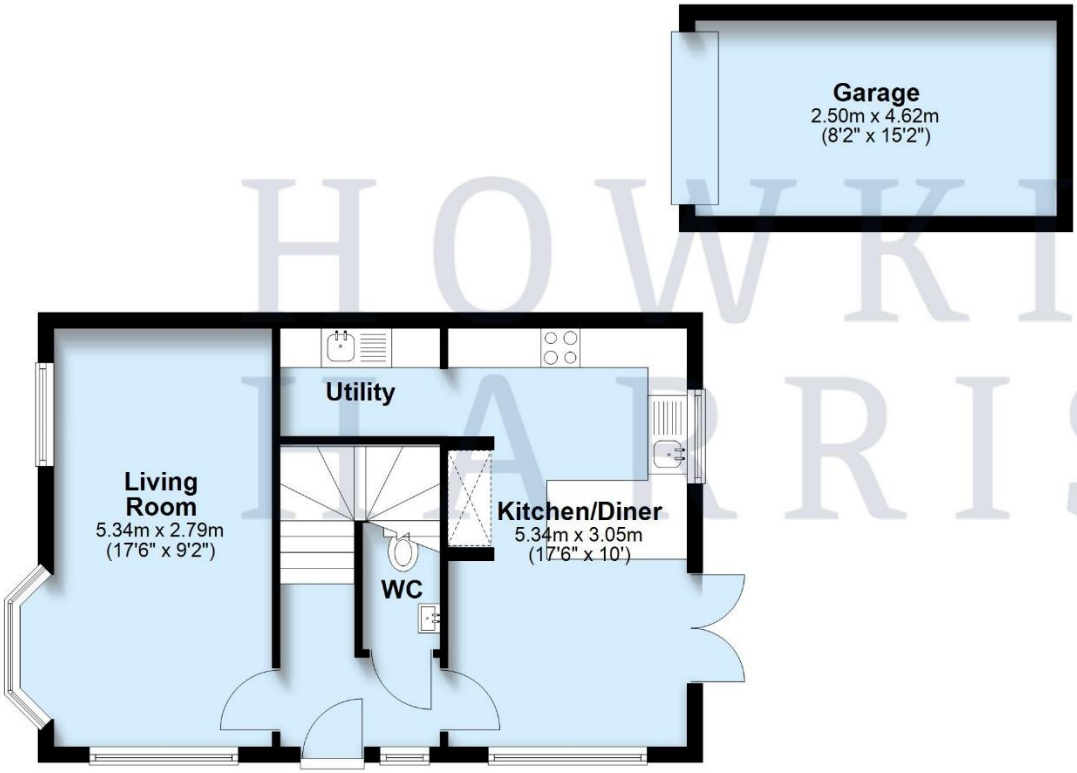
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

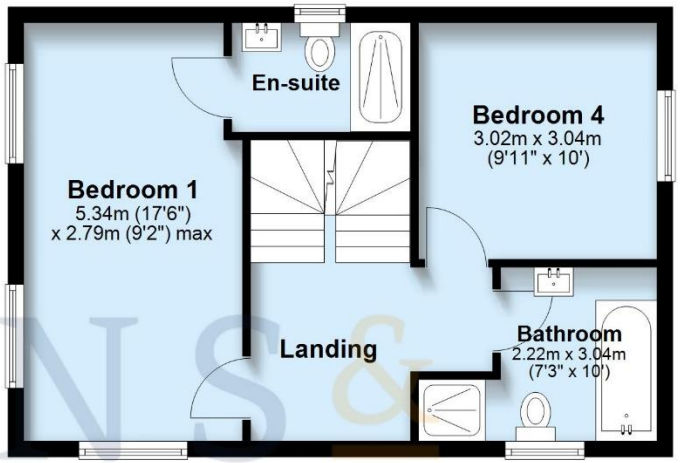
Features

- Enviable corner plot position
- No upward chain
- 2020 modern three storey detached home
- 1419 sqft of versatile accommodation
- Generous lawned rear garden
- Driveway parking and detached garage
- Close to Ashby town centre and schooling
- Remainder of builders 10-year warranty
- Popular development, ideal for commuters

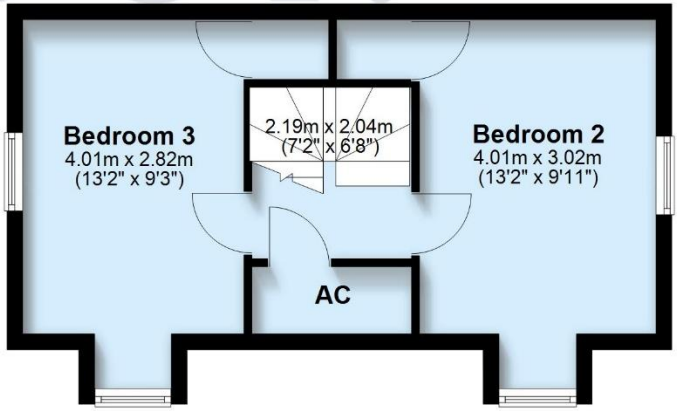
Ground Floor
Approx. 54.9 sq. metres (591.2 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.4 sq. feet)



Second Floor
Approx. 33.8 sq. metres (363.7 sq. feet)



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Total area: approx. 131.9 sq. metres (1419.3 sq. feet)

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

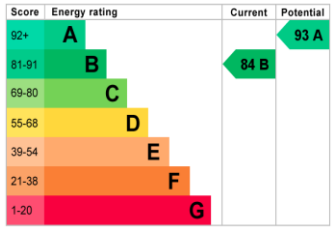
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected to the property.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - D



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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