



3 Copper Meadow, Asfordby Hill
£450,000

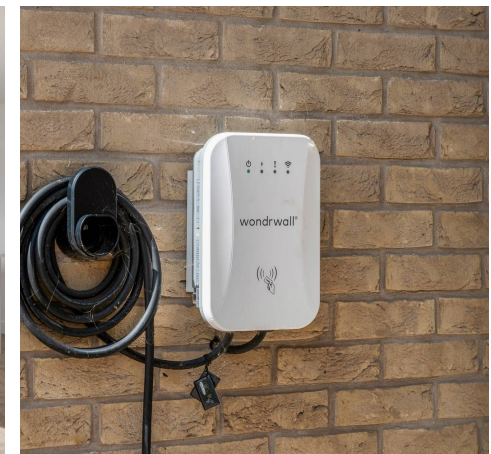
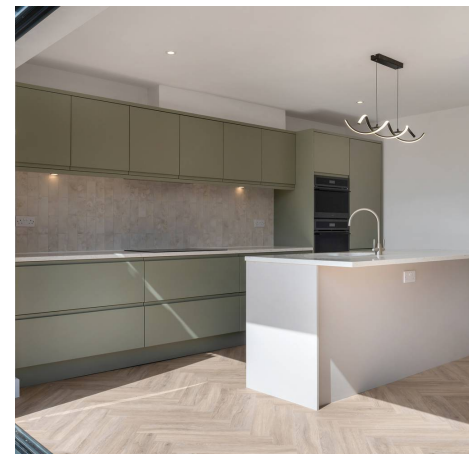
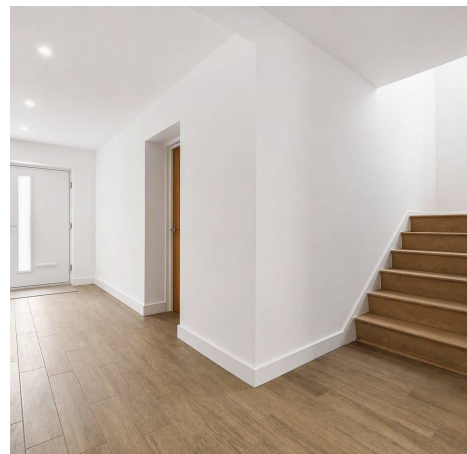
 **NEWTON FALLOWELL**

3 Copper Meadow

Asfordby Hill, Melton Mowbray

This impressive four-bedroom semi-detached townhouse offers contemporary living across three thoughtfully designed floors, perfectly suited for families or professionals seeking space, comfort, and modern convenience. With four generously sized double bedrooms, including a principal suite with its own en suite bathroom, the property ensures every member of the household enjoys privacy and ample storage.

The spacious open-plan living and dining area is bathed in natural light, enhanced by panoramic views that can be enjoyed from the adjoining balcony, creating an inviting atmosphere for relaxation or entertaining guests. The sleek, fully fitted Gaddesby kitchen features high-quality appliances and modern units, providing a stylish and practical space for culinary pursuits. Three well-appointed bathrooms, including a family bathroom and two additional en suite facilities, are finished to an excellent standard with contemporary fixtures and fittings. A standout feature of this home is the integrated Wonderwall AI system, offering intuitive control of lighting, heating, and security for seamless smart living.





An integral garage provides secure parking and additional storage, ideal for busy households. Access to the property is through private gated entry, enhancing both security and exclusivity. The property boasts an impressive A-rated EPC, underlining its energy efficiency and commitment to sustainable living, which not only reduces environmental impact but also lowers running costs for the homeowner.

Buyer incentives are available, making this an exceptional opportunity to purchase a high-specification, energy-efficient home in a sought-after location. With its combination of spacious accommodation, advanced technology, and luxurious finishing touches, this townhouse sets a new benchmark for modern family living.

Asfordby Hill enjoys a convenient setting on the outskirts of Melton Mowbray, with the town centre around a 20-minute walk away. Regular bus services provide connections to Melton, Leicester, Loughborough and Nottingham, while the nearby Grange Garden Centre offers a welcoming spot for food and drinks.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

Entrance Porch & Hallway

Bedroom/Study

9' 9" x 13' 3" (2.96m x 4.04m)

En-suite Shower

Living Room

9' 9" x 17' 9" (2.96m x 5.40m)

Kitchen Dining Room

17' 9" x 14' 1" (5.40m x 4.29m)

Main Bedroom

9' 9" x 13' 3" (2.96m x 4.03m)

En-suite Shower

Bathroom

Bedroom

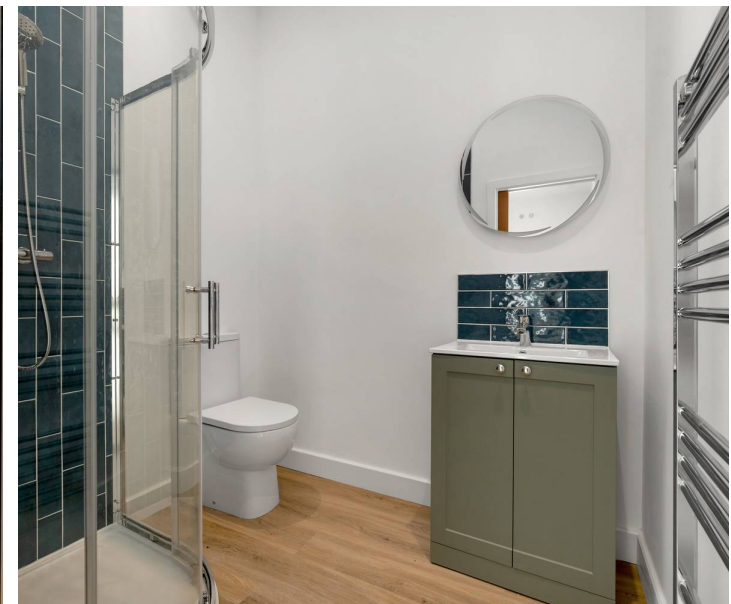
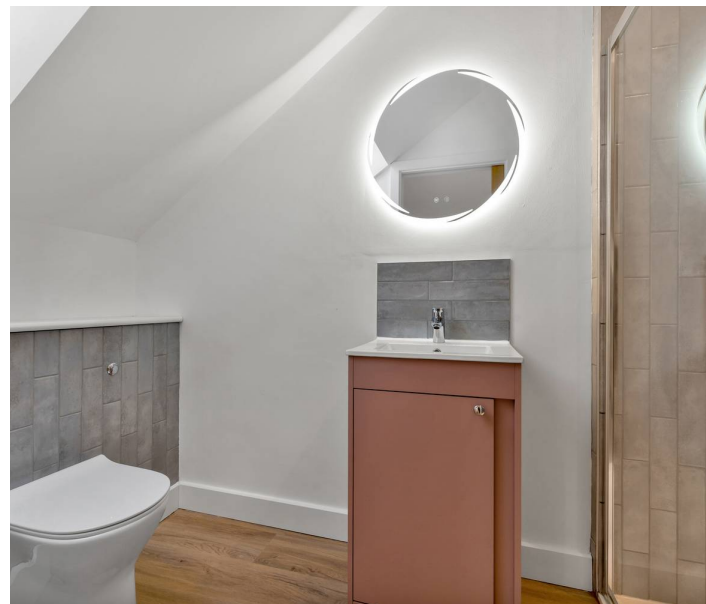
14' 1" x 8' 8" (4.30m x 2.64m)

Bedroom

14' 1" x 8' 8" (4.30m x 2.64m)

Integral Garage

9' 10" x 19' 9" (3.00m x 6.02m)





GARDEN

An enclosed rear garden having a paved patio seating area and the remainder laid to lawn with timber panel fencing to the boundaries.

GARAGE

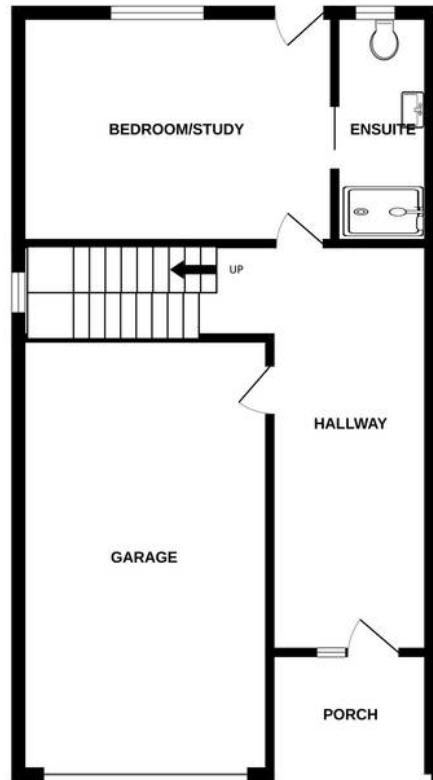
An integral single garage

DRIVEWAY

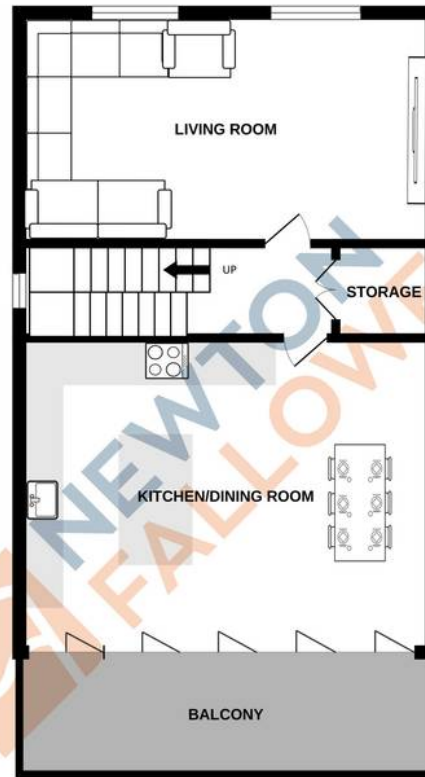
Block paved driveway providing two parking spaces



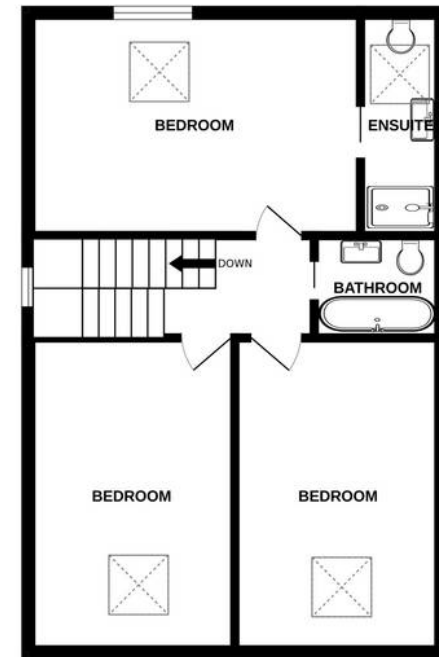
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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