



4, Fossbrooke Drive, Ashby-De-La-Zouch, Leicestershire, LE65 1JQ

HOWKINS &
HARRISON

4, Fossbrooke Drive,
Ashby-De-La-Zouch,
Leicestershire, LE65 1JQ

Guide Price: £515,000

A double fronted detached family home, constructed in 2024 by Taylor Wimpey, and benefiting from stunning upgrades worth around £35,000. Forming part of a recently established development with an open outlook to the front and located at the end of a private road, this lovely home is also conveniently located close to Ashby town centre and the surrounding road network.

Arranged over two floors, the 1646 sqft accommodation includes, entrance hall, bay-fronted living room, separate home office, cloakroom WC and a particularly generous kitchen/diner spanning the rear of the property. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from a driveway providing off-road parking and access to a detached single garage. To the rear is an enclosed garden, mainly laid to lawn with paved seating areas and fenced boundaries, creating a practical and low-maintenance outside space.

Sold with no onward chain and vacant possession.





Location

Fossbrooke Drive is situated within a modern residential development on the edge of Ashby-de-la-Zouch, well placed for access to the town centre and its wide range of shops, cafés, restaurants and everyday amenities. The location is particularly convenient for families, with the School catchment to include- Woodcote Primary School and secondary Schools being- Ivanhoe School and Ashby School all within close proximity. There are also supermarkets and local convenience stores nearby, while Ashby's position close to the A42 provides good road links towards Burton upon Trent, Derby, Leicester and the wider motorway network.

Approximate Travel Distances

Woodcote Primary School – 0.2 miles

Ivanhoe School – 0.2 miles

Ashby School – 0.3 miles

A42 – approximately 2 miles

Burton upon Trent – approximately 10 miles

Derby – approximately 18 miles

East Midlands Airport – approximately 10 miles



Accommodation Details

Entering through the front door, the property opens into a welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground floor rooms. Positioned to the front is a useful home office, while a cloakroom WC provides convenient ground floor facilities. The main living room is also positioned to the front of the property and is a particularly well-proportioned reception room. A bay window provides plenty of natural light, while double doors at the rear create a natural connection through to the kitchen and dining space. Spanning the full width of the house is the impressive kitchen/diner, extending to approximately 26ft and forming the real heart of the home. The kitchen is fitted with a comprehensive range of contemporary shaker-style wall and base cabinetry with contrasting work surfaces, incorporating a sink, gas hob with extractor above and integrated cooking appliances. There is ample space for a substantial dining table and additional seating, while French doors open directly onto the rear garden. The connection with the living room allows the two spaces to work particularly well for both day-to-day family life and entertaining.

From the entrance hall, the staircase rises to a central first-floor landing serving four bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the house and benefits from bespoke fitted wardrobes together with its own en-suite shower room. The en-suite is finished in a contemporary style with a shower enclosure, WC and wash hand basin. There are three further bedrooms arranged around the landing, offering excellent flexibility for family accommodation, guest rooms or additional home-working space. Two of these bedrooms also benefit from bespoke fitted wardrobes. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, WC and wash hand basin, complemented by contemporary tiling.

Outside

A driveway runs alongside the house and provides off-road parking together with access to the detached single garage. To the rear is an enclosed garden, predominantly laid to lawn with paved seating and pathway areas immediately adjoining the house and garage. The garden is enclosed by timber fencing and provides a manageable, private outside space well suited to family use and outdoor entertaining.

Agents Comments

A superb modern detached family home combining generous, well-planned accommodation with a high standard of presentation throughout. The layout is particularly well suited to family life, with a spacious kitchen/diner forming the heart of the home, complemented by a separate living room and useful home office. Solar panels and the remainder of the new-build warranty add further appeal.

Tenure & Possession

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



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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 the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property. Solar panels are fitted and owned outright.

Agents Note

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

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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