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Rydal Avenue

Loughborough

- Sought-after cul-de-sac position on the Forest side of Loughborough
- Stunning, far-reaching views across the Outwoods
- Decorated throughout in neutral tones
- Spacious and versatile accommodation arranged over three floors
- Four well-proportioned bedrooms and a modern family bathroom
- Bright conservatory overlooking the landscaped rear garden
- Within the catchment for the highly regarded Holywell Primary School
- Ample off-road parking, carport, and large workshop/garage
- Walking distance to Loughborough University and local amenities

General Description

Situated in a quiet cul-de-sac on the highly desirable Forest side of Loughborough, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation, stunning views across the Outwoods, and thoughtfully designed gardens ideal for family living.

Decorated throughout in modern neutral tones, the property is ready to move straight into and combines a generous living space with a peaceful setting close to excellent schools, local amenities, and Loughborough University.

Arranged over three floors, the home provides flexible accommodation perfectly suited to growing families, home working, or multi-generational living. Space is available to further extend the property, subject to planning permission.





The Property

The property welcomes you into a bright entrance hall leading to a spacious open-plan living and dining room, creating an ideal space for both relaxing and entertaining. Oak veneer flooring and large windows allow plenty of natural light, while sliding doors open into the conservatory, which enjoys tranquil views over the rear garden and creates a seamless connection between indoors and outdoors. The fitted kitchen offers ample storage and workspace, with room for everyday appliances and convenient access to the garden.

On the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom ideal as a nursery, dressing room, or home office, together with a modern family bathroom.

Occupying the second floor is a superb additional double bedroom with useful storage and elevated garden views, offering a peaceful retreat for parents, guests, teenagers, or remote working.

The Outside

To the front, the property benefits from a driveway providing ample off-road parking, a carport, and side access.

The rear garden has been thoughtfully landscaped to create a relaxing and nature-friendly outdoor space, featuring patio and decking areas perfect for entertaining or enjoying sunny afternoons. Two attractive ponds encourage visiting wildlife, while a substantial timber garage/workshop with power and lighting provides excellent storage, hobby space, or workshop potential.





The Location

The property occupies a prime Forest side position within the catchment area for the highly regarded Holywell Primary School and is within walking distance of Loughborough University.

A nearby parade of shops includes an independent coffee shop, convenience store, pharmacy, and hair salon, while Loughborough town centre offers a wide range of shopping, leisure, and transport facilities.

Loughborough railway station provides direct links to Leicester, Nottingham, and London St Pancras, with excellent road connections via the A6.

Property Information

EPC Rating: C.

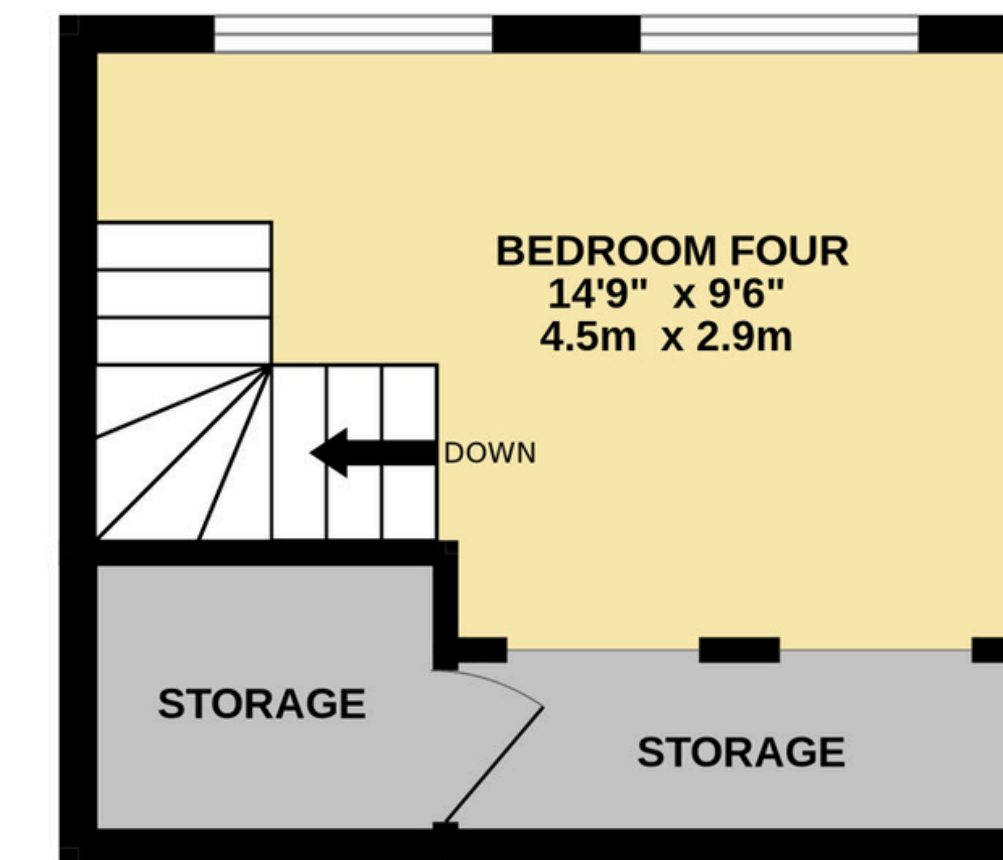
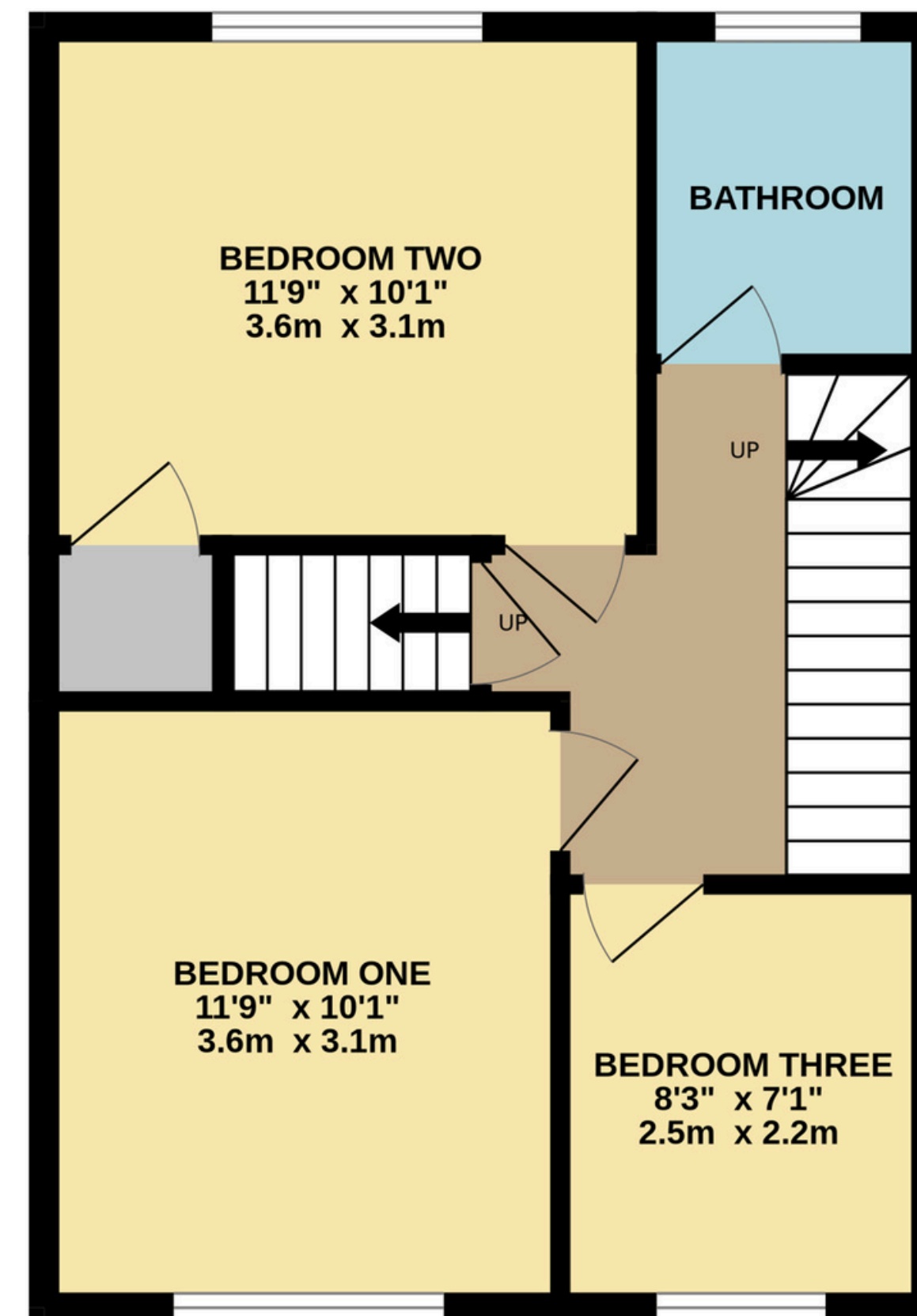
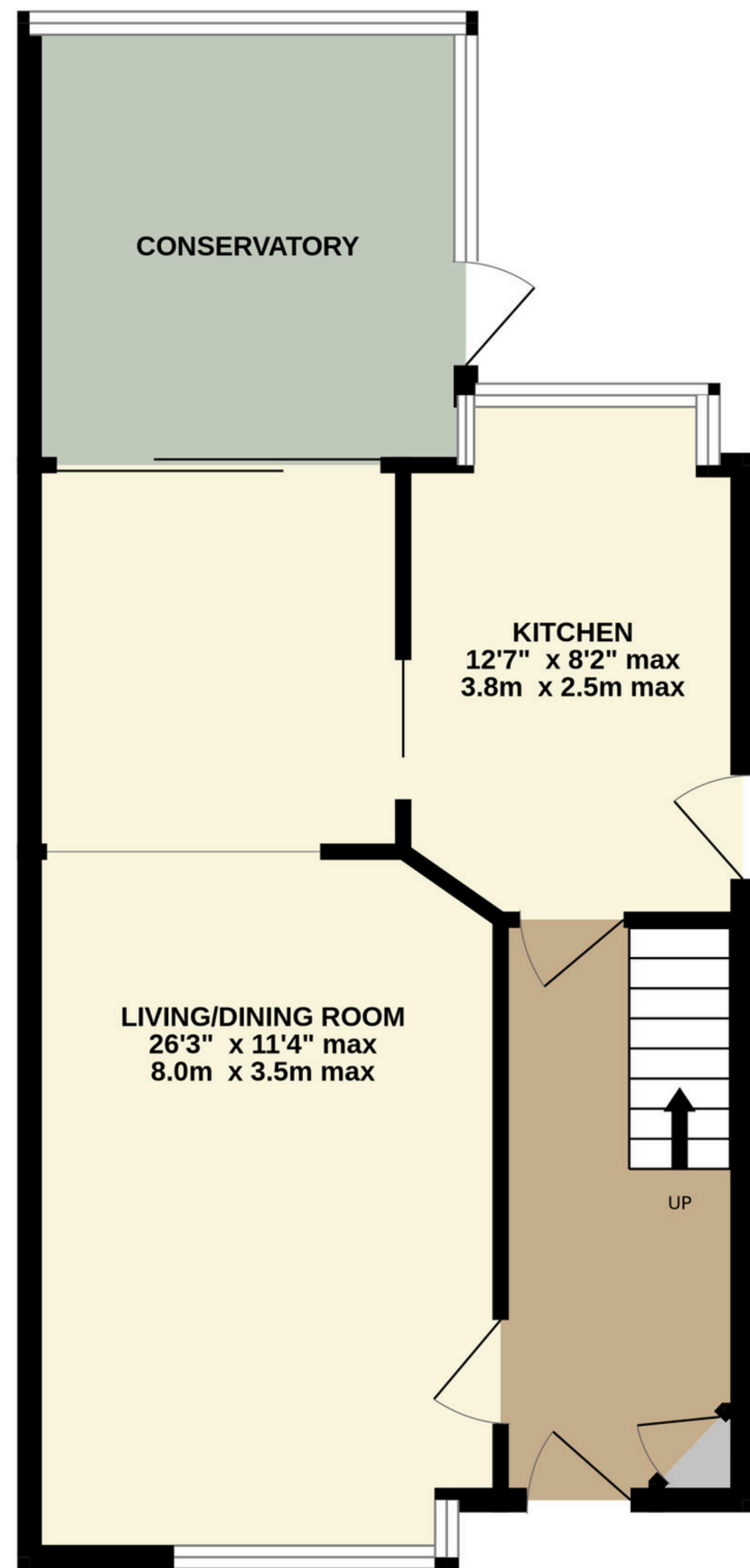
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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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