



Wilkinson Close Ashby-de-la-Zouch

- Executive detached family home
- Generous premium plot
- Superb open-plan kitchen/dining/living space
- Beautifully upgraded to a high specification
- Four generous double bedrooms with storage
- Luxurious main suite with dressing area and en suite
- Ample off-road parking and integral garage
- Views across the picturesque Prestop Woods
- EPC Rating B / Council Tax Band E / Freehold

Occupying one of the largest and most private plots within this highly regarded modern development, this exceptional executive family home on Wilkinson Close offers an outstanding blend of luxury, space and contemporary living. Constructed by renowned developers Bellway Homes, the property showcases the impressive 'Crane' design, a beautifully appointed four-bedroom residence enhanced throughout with stylish upgrades and high-quality finishes by the current owners.

The property is distinguished by its superb position overlooking Prestop Woods, with the main suite enjoying particularly attractive views across the woodland setting. Internally, elegant styling and high-specification finishes are evident throughout, with a stunning open-plan living arrangement forming the centrepiece of the home.

Externally, the home continues to impress with a remarkably private rear garden rarely found within developments of this nature. The expansive plot, combined with beautifully appointed outdoor seating areas and a peaceful setting, creates a superb extension of the living space whilst further enhancing the overall exclusivity of this outstanding home.

Ideally positioned within easy reach of highly regarded schooling, picturesque woodland walks and the historic town centre. Excellent local amenities and transport connections further enhance the appeal of this exceptional home.





Accommodation:

Upon entering, a bright and welcoming reception hall sets the tone for the accommodation beyond, with an elegant staircase rising to the first floor. To the front elevation, a superb bay-fronted living room provides a sophisticated yet comfortable retreat, while to the rear, the heart of the home unfolds in the form of a stunning open-plan kitchen, dining and family space. The upgraded kitchen features sleek cabinetry, premium integrated appliances and a striking central island, all complemented by doors opening directly onto the rear garden. Adjacent to this space is a versatile additional reception room, ideal for use as a family room, playroom or home office. A separate utility room offers practical laundry space and internal access to the integral garage, whilst a guest cloakroom completes the ground floor accommodation.

The first floor is equally impressive, centred around a beautiful galleried landing which leads to four generous double bedrooms, all benefitting from fitted storage. The magnificent main suite enjoys delightful views across Prestop Woods and boasts excellent proportions, accompanied by a dedicated dressing area and a luxurious en suite bathroom. A second spacious bedroom also benefits from its own en suite facilities, whilst the remaining two double bedrooms are served by a stylish family bathroom finished to an excellent standard.

Gardens and land:

Externally, the property truly excels. The rear garden is a standout feature, offering a plot size and level of privacy rarely found within modern developments. An upgraded composite decked seating area adorns the rear facade and creates the perfect setting for outdoor dining and entertaining, leading onto an expansive lawn bordered by secure timber fencing — ideal for families and those who enjoy outdoor living.

Location:

Ideally situated, the home is within close proximity to a selection of highly regarded local schools rated 'Outstanding' by OFSTED, whilst beautiful nature walks through Prestop Woods can be enjoyed just moments from the doorstep. The historic town centre is also only a short drive away, providing an excellent range of amenities, restaurants and transport links.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





Alexanders

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

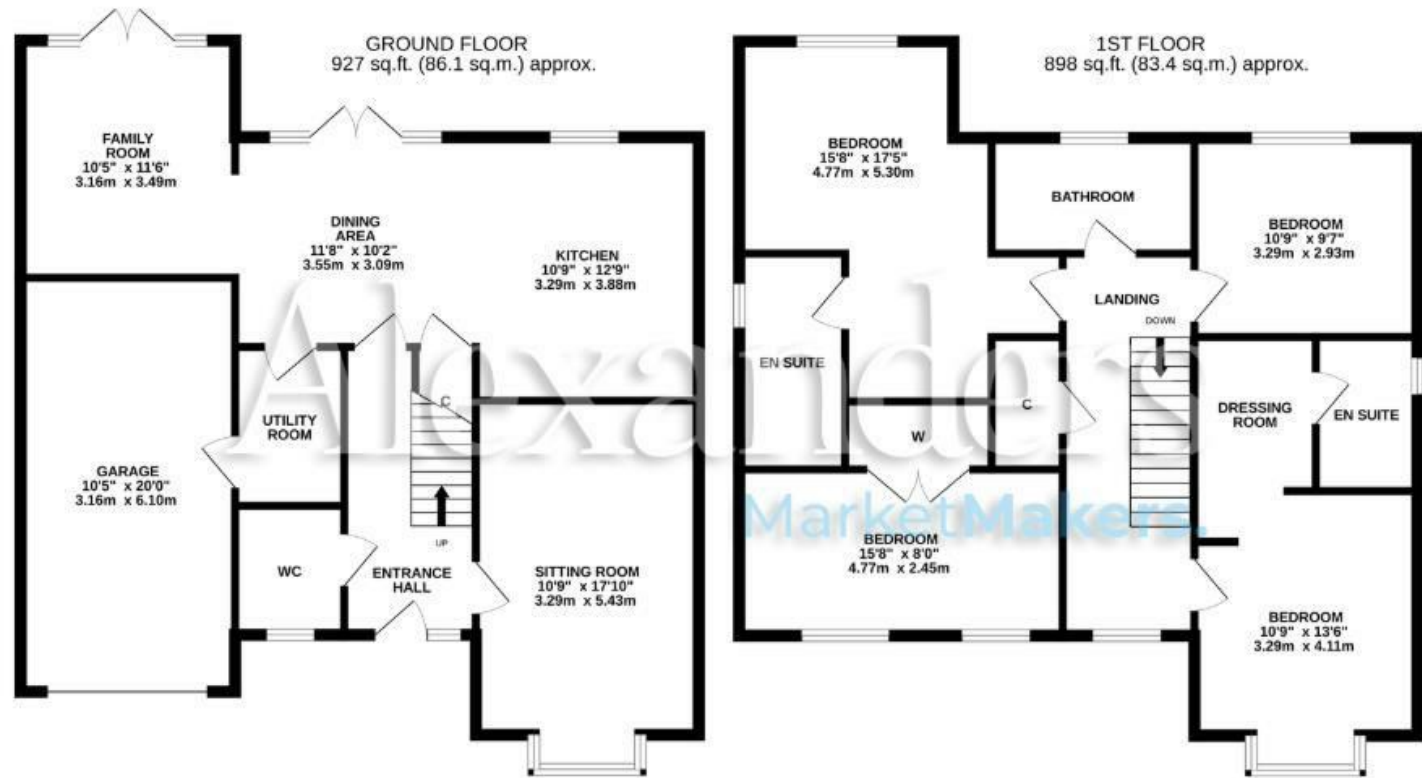
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



