



Tamworth Road, Ashby-De-La-Zouch



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£395,000



### Key Features

- Exquisite Three-Bedroom Detached Home
- Crafted by NM Joinery
- Offering Over 1,200 Sqft of Luxurious Living Space
- Open-Plan Living Featuring a Chic Kitchen
- Bi-Fold Doors Opening to a Landscaped Garden
- Master Suite with Bespoke Wardrobes and a Marble-Tiled Wet Room
- EPC rating B
- Freehold





Welcome to an exquisite oasis at Millers Cottages, where luxury and privacy blend effortlessly. This three-bedroom detached home is a masterclass in design, meticulously crafted by the acclaimed NM Joinery. Nestled along a serene, private gravelled drive, complemented by a block paved driveway for two cars, this property is a hidden gem on Tamworth Rd, Ashby-de-la-Zouch.

As you enter, be captivated by the expansive open-plan living area, extending over 28ft. The stylish kitchen showcases shaker-style cabinetry, pristine quartz countertops, and top-of-the-line appliances including an integrated fridge and dual freezers. The space transitions seamlessly to a stunning lounge area with a chic media wall and electric fireplace, highlighted by bi-folding doors that open to a tranquil garden paradise.

Upstairs, the master suite enchants with bespoke fitted wardrobes and elegant wall panelling. Unwind in the en-suite wet room, adorned with marble flooring and indulgent underfloor heating. Two additional double bedrooms, each with their own stylish en-suites, provide comfort and sanctuary for family or guests.

The outdoor space is meticulously designed for relaxation and entertainment, featuring a porcelain patio and lush greenery. Optional Crowne Pavilions garden room with a hot tub adds an extra touch of luxury.

Offered with no upward chain, make Millers Cottages your dream home today. Experience unparalleled craftsmanship and elegance in a prime location. Contact Daniel Mills to schedule your private viewing.

Ashby-de-la-Zouch, located in Leicestershire, is a charming market town known for its rich history and vibrant community life. The town features a range of amenities, including independent shops, high-street retailers, and a variety of dining options that cater to all tastes. Buyers will appreciate the town's welcoming atmosphere, complemented by several cultural attractions such as the Ashby de la Zouch Castle and the nearby Conkers Discovery Park, perfect for family outings. The area is also home to a selection of reputable schools with the highly regarded Willesley Primary School only a short stroll, making it an appealing choice for families looking to settle in an area that balances educational quality with lifestyle opportunities.

Transportation options are another significant advantage of Ashby-de-la-Zouch. The town is strategically situated close to the M42 motorway, providing easy access to larger cities such as Birmingham, Leicester, and Nottingham. This connectivity is ideal for commuters who wish to enjoy the peaceful town lifestyle while maintaining quick access to urban centres. Moreover, East Midlands Airport is conveniently located within a short drive, facilitating effortless domestic and international travel.

Ashby-de-la-Zouch prides itself on a strong sense of community, with numerous local events and festivals occurring throughout the year, fostering a lively and engaging social scene. The presence of active community groups and clubs ensures there is always an opportunity to participate and make new connections. Lovers of the outdoors will appreciate the town's proximity to the National Forest, offering a plethora of walking and cycling trails set within picturesque landscapes.

For those seeking leisure and relaxation, the town has much to offer. Local sporting facilities and a golf club provide ample opportunities for fitness and recreation, while the nearby health spas and wellness centres offer residents the chance to unwind. Pubs and cafes lined along the charming streets provide cozy venues for residents to meet friends and savour local delicacies.

## ACCOMMODATION

ENTRANCE HALLWAY 4.29m x 1.16m (14'1" x 3'10")

CLOAKROOM/W.C. 1.77m x 0.94m (5'10" x 3'1")

MODERN OPEN PLAN LIVING DINING KITCHEN 8.76m x 4.85m (28'8" x 15'11")

## FIRST FLOOR ACCOMMODATION

MASTER BEDROOM 4.52m x 2.97m (14'10" x 9'8")

EN-SUITE WET ROOM 3.5m x 1.76m (11'6" x 5'10")

BEDROOM THREE 3.03m x 2.77m (9'11" x 9'1")

JACK & JILL BATHROOM 2.03m x 1.95m (6'8" x 6'5")

## SECOND FLOOR ACCOMMODATION

BEDROOM TWO 5.76m x 3.85m (18'11" x 12'7")

ENSUITE SHOWER ROOM 2.1m x 2m (6'11" x 6'7")

CROWN PAVILIONS GARDEN ROOM 4m x 2.51m (13'1" x 8'2")

## COUNCIL TAX BAND:-

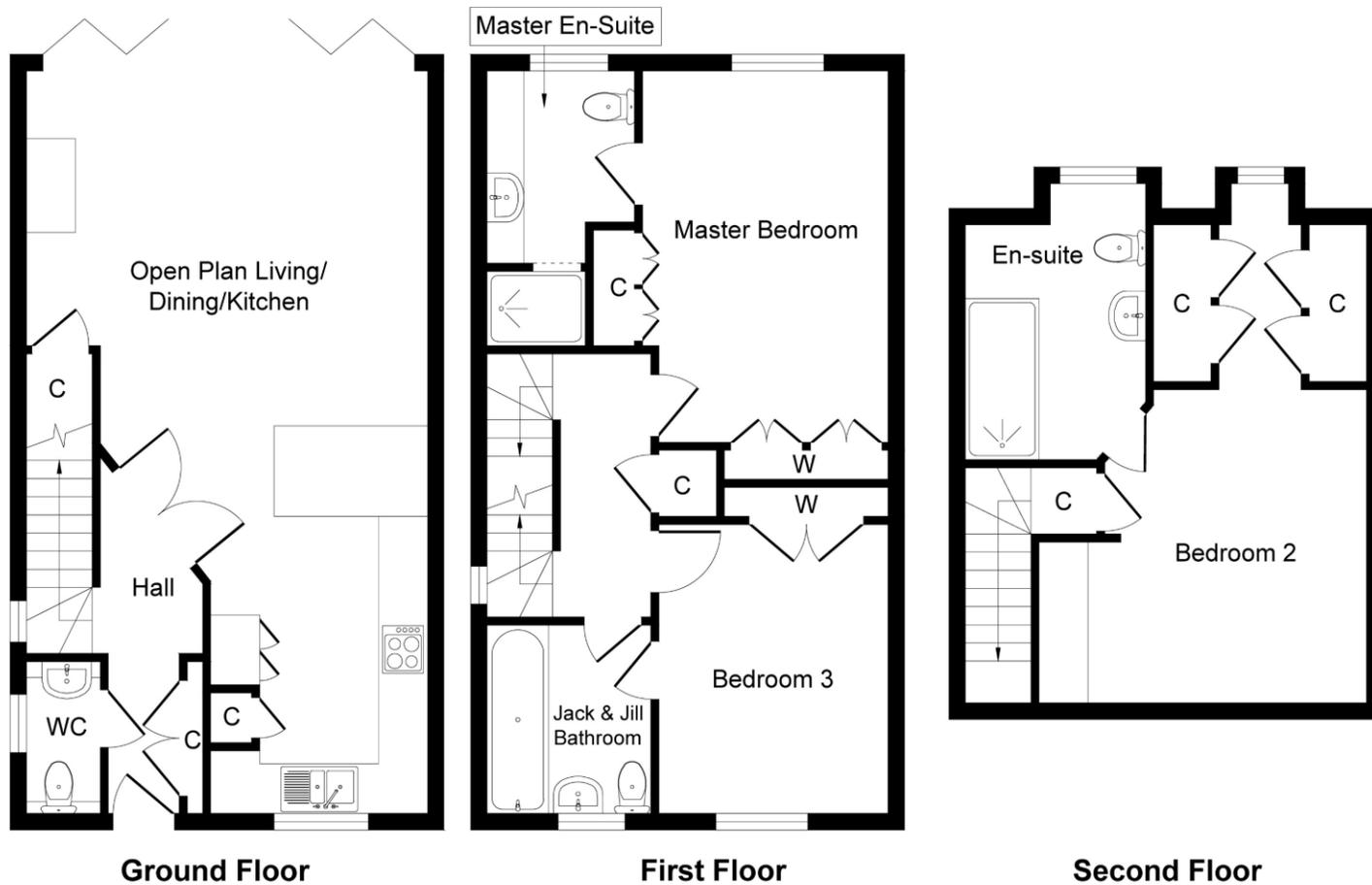
The property is believed to be in council tax band: D

## HOW TO GET THERE:-

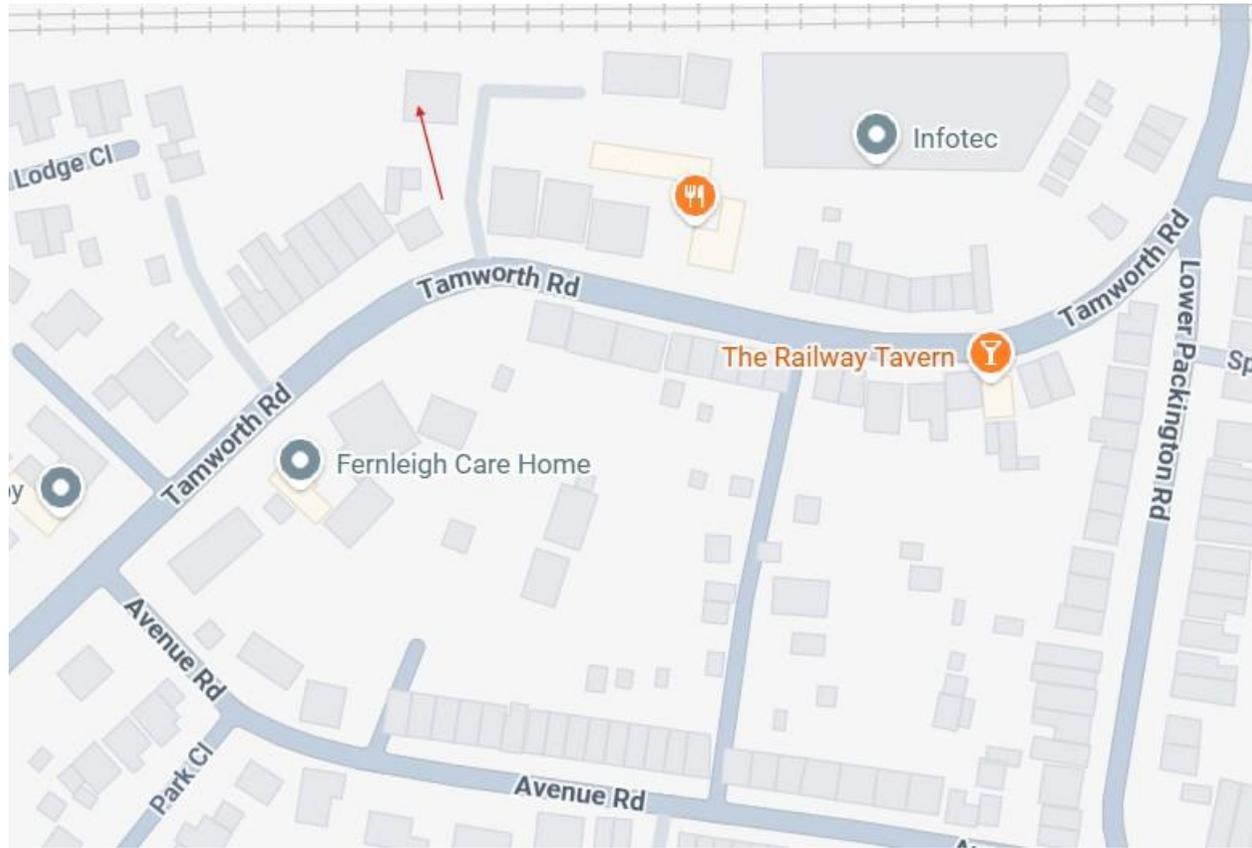
Postcode for sat navs: LE65 2PR

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

