







64 Jersey Drive, Ashby-De-La-Zouch, Leicestershire, LE65 2AZ

Guide Price £275,000

Built in June 2024 by Crest Nicholson Homes and finished in a striking modern style with contemporary black-framed windows, this attractive and thoughtfully designed home offers approximately 860 sq ft of well-planned living accommodation arranged over two floors. The property combines modern design with practical living space and comprises of; a welcoming hallway with downstairs WC, kitchen/diner and large living room with dual aspect windows and French doors. The upstairs consists of three bedrooms with an en-suite to the master and large family bathroom. This property must be viewed to be fully appreciated.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP NO. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
64 Jersey Drive is situated within a modern residential development completed within recent years, positioned on the outskirts of Ashby-de-la-Zouch, a highly regarded market town known for its excellent amenities and strong community feel. Ashby offers a wide range of independent shops, supermarkets, cafés, restaurants and public houses, along with well-regarded schooling for all ages. The town also benefits from leisure facilities including sports clubs, parks and the nearby National Forest, providing attractive walking and outdoor pursuits. The location is particularly well placed for commuters, offering convenient access to major road networks while remaining close to open countryside.

Travel Distances
Ashby-de-la-Zouch town centre – approx. 1 mile
Coalville – approx. 4 miles
Tamworth – approx. 9 miles
Leicester – approx. 14 miles
Derby – approx. 16 miles
East Midlands Airport – approx. 10 miles

ACCOMMODATION DETAILS - GROUND FLOOR
The ground floor offers a welcoming and functional layout. Upon entry, the hallway provides access to all principal ground floor rooms, along with a useful storage cupboard and a cloakroom WC.
To the front of the property is a generously sized living room, offering an excellent space for everyday living and entertaining. To the rear, the modern kitchen/dining room is well proportioned and designed for contemporary living, featuring ample worktop and storage space with room for dining furniture, making it a sociable and practical hub of the home.

FIRST FLOOR
The staircase rises to the first floor landing, which gives access to all bedrooms and the family bathroom. The property benefits from three bedrooms, including two well-sized double rooms and a third bedroom that would also be well suited as a home office, nursery or dressing room.

The principal bedroom further benefits from a modern en-suite shower room, while a contemporary family bathroom services the remaining bedrooms, both finished in a clean, modern style.

OUTSIDE
To the front of the property is a long driveway providing ample off-road parking for multiple vehicles, enhancing the practicality of this modern home. To the rear, the property enjoys a generously sized garden plot, offering excellent outdoor space with plenty of potential for landscaping, entertaining, or family use. The garden provides a private and versatile setting, ideal for enjoying outdoor living and making the most of the property's contemporary design.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority
North West Leicestershire District Council - Tel:01530-454545

Council Tax
Band - C

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. None of the services have been tested - ' to be personalised to property' mains water, electricity, gas and drainage services need to be added and any broadband provider.

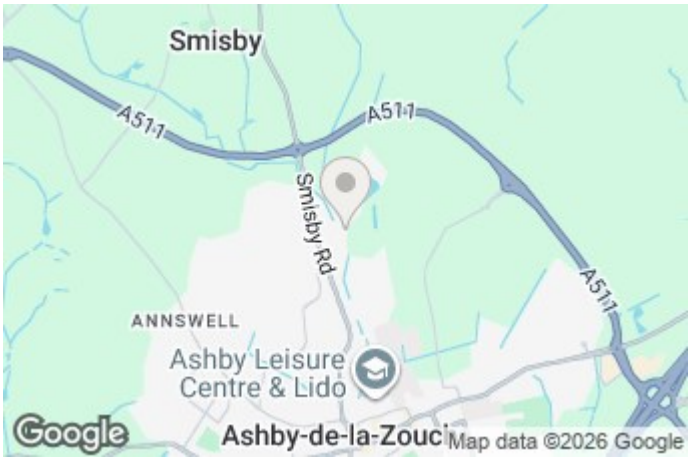
Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

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

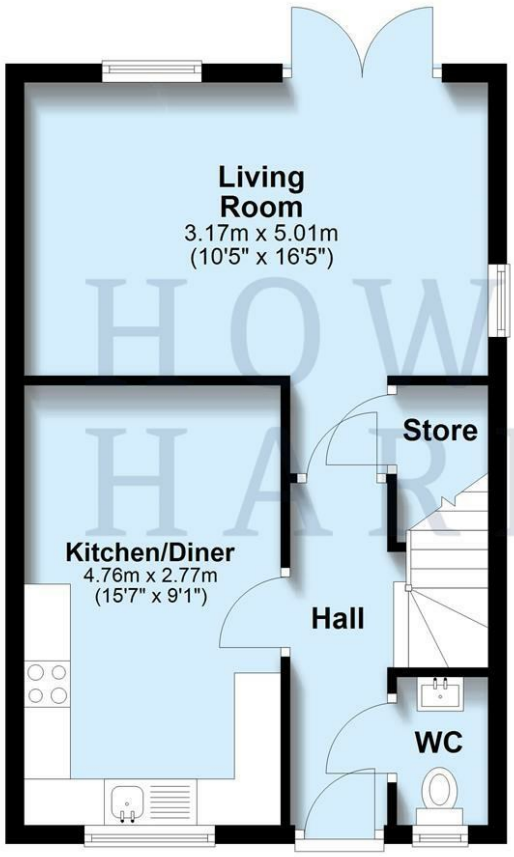
Tenure & Possession
The property is freehold with vacant possession being given on completion

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. 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.



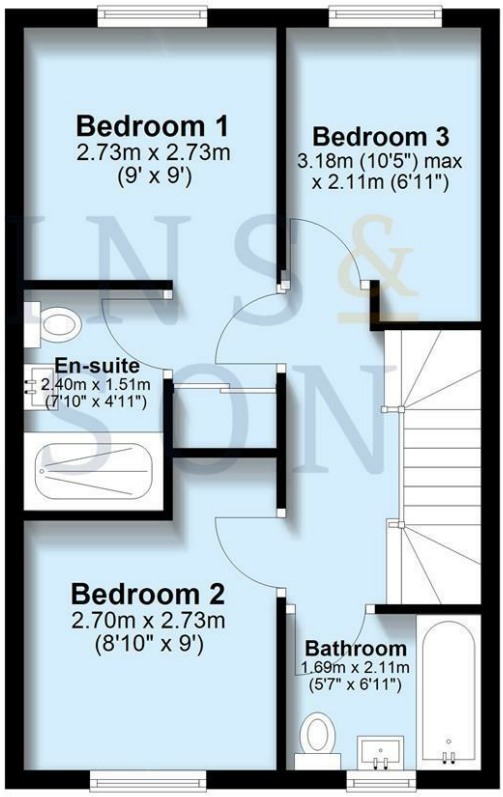
Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



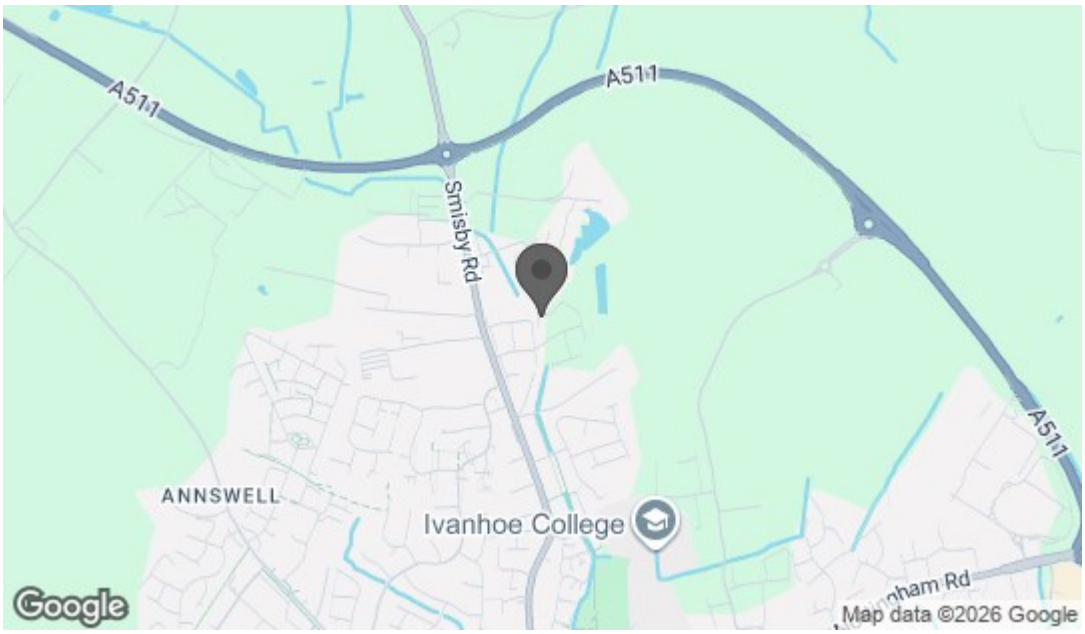
First Floor

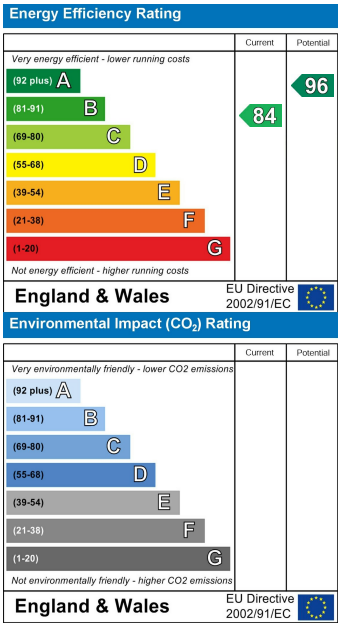
Approx. 39.7 sq. metres (426.9 sq. feet)



HOWKINS & HARRISON

Total area: approx. 79.9 sq. metres (860.0 sq. feet)





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