

Ennerdale Gardens

Ashby-de-la-Zouch, LE65 1FD

John 
German





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£399,950

A beautifully appointed, extended, well kept modern family home with a lovely flow of accommodation set upon an extensive plot with an above average amount of off road parking.



This modern extended detached family home sits in a lovely corner cul de sac setting behind an extensive driveway that provides plentiful off road parking. The property has been much improved and extended by the current owners and as such requires viewing to be fully appreciated.

Accommodation – The property has a practical entrance porch with tiled floor underfoot where a feature glazed internal door opens into the reception hallway from which stairs lead to the first floor landing.

Arranged around the hall is a host of accommodation comprising a modern refitted guest's bedroom with a vanity wash hand basin and concealed cistern WC, a bay windowed lounge with dual aspect windows and a feature art deco fireplace lying at its focal point.

A useful study/sitting room has a tall contemporary radiator and bespoke fitted bookshelf and storage running along one wall. This room lies adjacent and open plan to the garden room which has a vaulted canopied ceiling with inset skylight, uPVC double glazed windows overlooking the gardens and French double doors leading out onto an extensive decked patio area. Internal glazed double doors look into and access the extended luxury kitchen dining room. The beautifully appointed kitchen has a range of base and wall mounted cabinets running along two sides with complementary granite countertops. There is an integral induction hob with a feature extractor over, eye level electric oven, space for a fridge freezer, space for a washing machine and dual aspect windows offer plenty of natural light. The kitchen also benefits from having an internal door through into the integral garage.

Climb the stairs to the first floor and leading off the central landing you will find there are four bedrooms with bedroom one having the benefit of fitted wardrobes and a front aspect across the leafy green outlook. It has its own en suite comprising oversized shower, vanity wash hand basin, WC and a ladder style radiator.

The family bathroom is a particular feature, this well proportioned room has not only a panelled bath and vanity wash hand basin with concealed cistern WC but also a frameless walk in wet room style shower with glazed screen plus a chrome ladder radiator.

Outside the property sits in a cul de sac setting and as previously mentioned the driveway is extensive. Side access leads to the rear where you will find there is a large timber decked area, perfect for summer entertaining. This steps down onto a paved patio area with a lawn beyond that have mature planted borders and a timber summerhouse is set in the corner.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

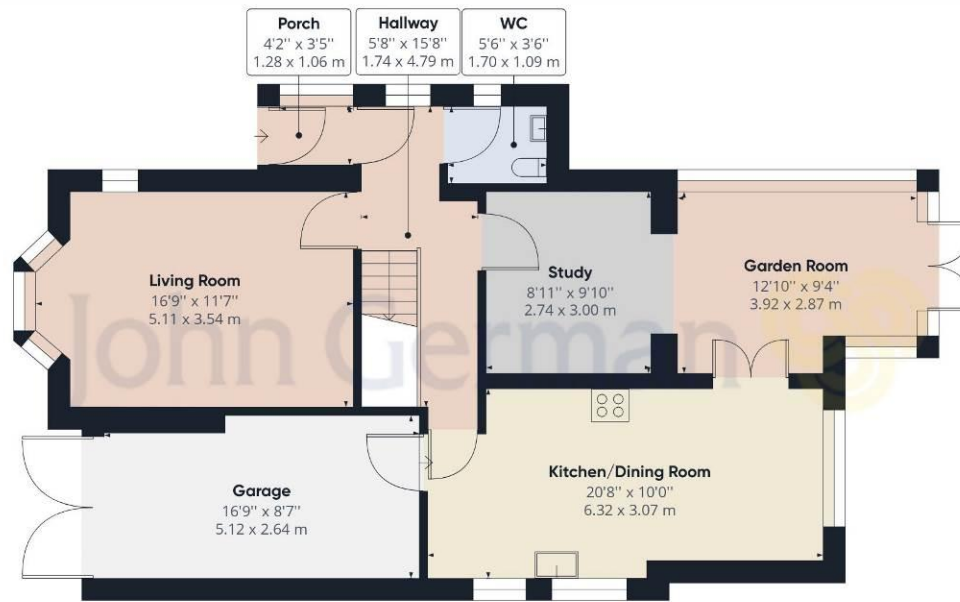
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/31032023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E





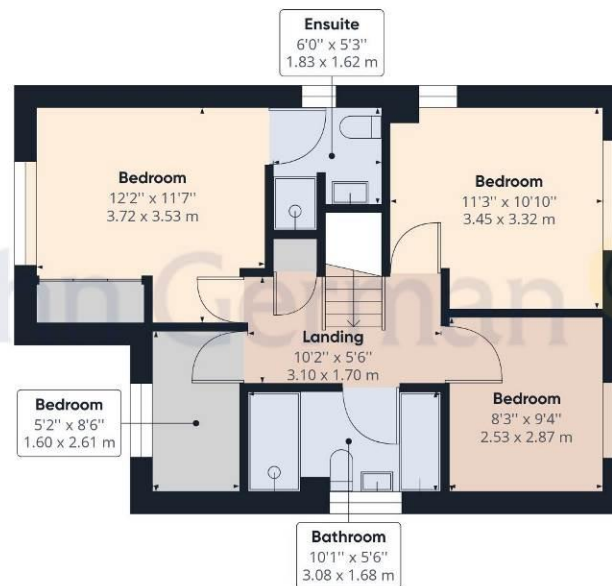


Ground Floor

Approximate total area⁽¹⁾

1416.92 ft²

131.64 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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