

Woodcock Way

Ashby-de-la-Zouch, LE65 1AX

John German







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£575,000

A beautiful rose lined landscaped garden fronts this impressive family home. From the front to the back you won't be disappointed, the plot is extensive with heaps of parking plus a double garage and the extended living space is spacious and stylish throughout - one not to be missed!

This wonderful family property is perfectly situated on a superb sized plot with beautiful gardens to both elevations. There is an amazing contemporary dining kitchen with a glazed extension lying at the heart of the home, and the wealth of living space arranged around comprises three reception rooms, utility, guest's cloakroom, four bedrooms and two bathrooms.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

Accommodation - You approach the property along a long driveway which is flanked to the right by a landscaped lawned garden with mature planting, discreet bench seating area and a feature wrought iron fence lined with a wall of stunning pink roses which flood the senses with their scent on a summers evening. The driveway has parking for multiple cars including a dedicated space for a caravan/camper. There is also a detached double garage with electric roller doors, light, power and pedestrian door to the side.

A look inside the property will first reveal a spacious welcoming central reception hallway which has a double door coat cupboard and stairs leading off to a gallery landing above. To your left double doors open to a generous sized living room with a feature wall mounted living flame gas fire at its focal point. A window overlooks the front elevation and rear sliding patio doors perfectly picture frame the view of the lovely Acer tree and gardens beyond.

For entertaining there is a formal dining room which too looks over the garden and for those working from home there is a dedicated study alongside a useful guest's cloakroom.

Next is that heart of the home - this contemporary open plan kitchen diner with its feature glazed roof extension. The kitchen offers amazing amounts of storage with high gloss cabinet doors and complementary countertops set above. There is a peninsular breakfast area with inset sink which makes a perfect place to sit for a coffee with friends. Within the kitchen there is also space for a larger breakfast table and from here, sliding patio doors lead you directly out to the garden. Quality integral appliances comprise hob, oven, hood and dishwasher alongside further appliances spaces for washing machine etc throughout the kitchen plus a clever pull out pantry cupboard.

The glazed extension offers further storage, has a feature exposed brick wall with downlights and allows access to both the front and rear elevations.

Leading off is a useful utility room with matching base and wall mounted cabinets, complementary worktops, inset sink and further appliance spaces. A connecting door leads straight back into the main reception hall.

Climb the stairs to the first floor part galleried landing that has two front facing windows and arranged around are four excellent sized bedrooms. The principal bedroom has the benefit of an extensive range of fitted wardrobes along two sides of the room, over bed storage units and bedside cabinets. A window overlooks the rear garden and leading off this room is a private refitted en suite which has a range of high gloss storage cabinets with grey top above and inset wash basin, pillar mixer tap, WC, complementary wall tiling and a feature walk-in shower area with stylish tiling, a rainfall shower head and second hand held shower plus a tall ladder style radiator.

Bedroom two also has fitted wardrobes and along with bedrooms three and four share the family bathroom that has also been re-appointed with a luxury white suite comprising bath with shower mixer tap, vanity unit with double cupboard with inset contemporary wash basin and concealed cistern WC plus a separate enclosed shower with mains shower above. There is tiled flooring, attractive wall tiling and a ladder style towel radiator.

Return outside where gated side access leads to the rear where the gardens reveal themselves in their full glory. There is an extensive paved patio area, perfect for outdoor dining and entertaining and the remainder is principally laid to lawn flanked by beautiful mature planting that is abundantly stocked with a variety of shrubs and flowers, plus two feature Acer trees. At the lower section of the garden set beneath a pergola is a second patio seating area in addition to a small vegetable area. The gardens enjoy a great degree of privacy.

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

Our Ref: JGA/01062023

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





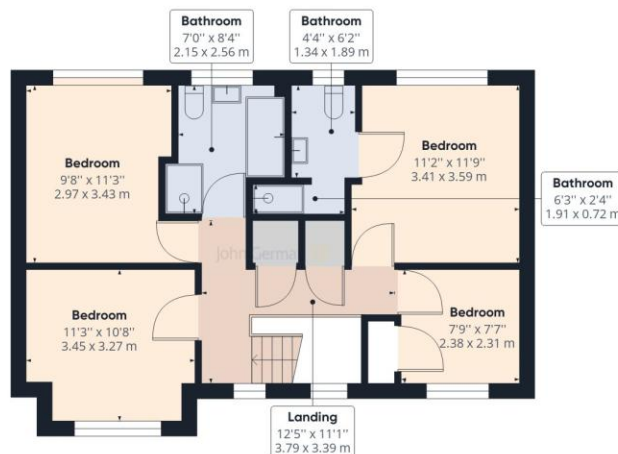








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1877.24 ft²

174.40 m²

Reduced headroom

14.10 ft²

1.31 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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