



**Cambrian Way
Ashby-de-la-Zouch,
LE65 1DX**

Offers Over £425,000

A DISTINCTIVE 4 bedroom, 3 reception room DETACHED FAMILY HOME offering a spacious 1600 sq ft of living space, offering huge potential to further ADAPT & EXTEND, occupying an elevated position on a SUBSTANTIAL CORNER PLOT with a sweeping driveway, DETACHED DOUBLE GARAGE and a large rear garden.



Property Features

- Detached Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Utility Room
- Four Piece Bathroom
- Double Garage
- Ample Off Road Parking
- Good Sized Rear Garden

Full Description

Positioned on the ever popular Cambrian Way and standing beautifully within an elevated plot, this detached home is ready for its next owners. Boasting three reception rooms including a lounge stretching in excess of 21ft in addition to a downstairs cloakroom and utility room. There is an ample off road parking to the front providing access to the double garage and a good sized rear garden with additional space to the side of the property.

You enter this family home via the porch that leads into the spacious hallway. The hallway provides access to the stairs that lead to the first floor in. The hallway also has doors leading to the lounge, sitting room, kitchen and cloakroom. The lounge measures over 21ft in length with patio sliding doors to the rear garden and a door leading to the dining room. The dining room is a lovely, light room and also has a door leading to the kitchen. The kitchen offers built in appliances such as a dishwasher, oven and hob as well as a fridge freezer and faces the rear aspect in addition to also leading to the utility room.

To the first floor, there is a large landing area with four good sized bedrooms, with the master bedroom being 14ft in length and overlooking the rear garden. There is also a four piece family bathroom set off the landing.

Externally, there is off road parking to the front of the property which leads to the double garage which has an up and over door and boasts power and lighting. There are steps leading to the front door with the house being elevated which provides the property with a good position being just set back from the road creating privacy. To the rear of the property, the tiered garden is mainly lawned with mature trees, shrubbery and is enclosed by panel fencing and also offers a good sized patio just to the rear of the property. There is also a fantastic additional space at the side of the property which could be an additional patio area or used for storage.

You can certainly enjoy town centre living, being only 10 minutes walk from Ashby Town Centre and its excellent local amenities, including numerous shops catering for all day to day needs, plenty of choice of restaurants and cafe's, small boutique shops, excellent primary schools, Ivanhoe college and Ashby Grammar school. Also within an easy stroll, Tesco's, Aldi and Marks & Spencer, the M42 is close by leading to many East and West Midlands towns and cities, including Tamworth, Birmingham, Nottingham, Derby and Leicester. Leisure pursuits are provided by the National Forest with Hicks Lodge, Moira Furnace and Conkers

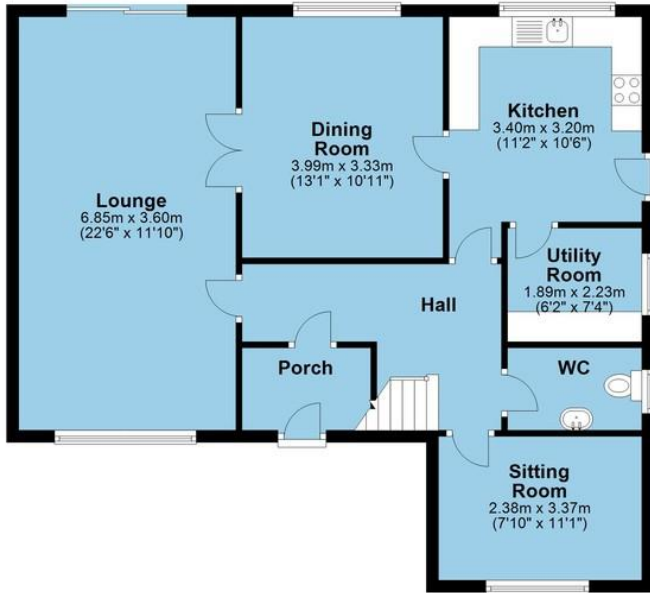
TENURE The property is Freehold.

COUNCIL TAX BAND The property is band F.





Ground Floor



First Floor



Total area: approx. 149.9 sq. metres (1613.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements