



Rushey Close
Ashby-de-la-Zouch
LE65 2WA

£285,000

Occupying an EXCELLENT PLOT within this QUIET CUL DE SAC on the popular Bellway Homes Ashtree Gardens development OFF BURTON ROAD, is this very well presented 3 bedroom, 2 bathroom semi-detached family home which enjoys a SPACIOUS INTERIOR of 754 Sq ft, with a LANDSCAPED REAR GARDEN & SINGLE GARAGE



Property Features

- Popular Development
- Bellway Homes
- Cul de Sac Position
- Excellent Plot
- NHBC Guarantee
- 3 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Landscaped Garden
- Single Garage

Full Description

Forming part of this popular and sought after Ashtree Gardens development by Bellway Homes just off Burton road, built in 2019 under a 10 year NHBC guarantee with 6 years remaining, is this stylish and well presented 3 bedroom semi-detached home of 751 Sq Ft which occupies a larger than average plot with a delightful south facing landscaped rear garden, single garage and ample parking.

Occupying a quiet cul de sac position, the property is the perfect first time buy, being low in maintenance and energy efficient in terms of running costs with a healthy B rating on the Energy Report whilst internally the property benefits from an efficient gas fired central heating system and UPVC double glazing throughout

A welcoming entrance hall greets you as you enter, cloakroom/wc, the lounge is the perfect retreat ideal for quiet

relaxation, the dining kitchen has been comprehensively fitted with a stylish range of units with integrated appliances including built in hob, oven, fridge/freezer and French doors onto the patio and garden beyond.

On the first floor are 3 good sized bedrooms including the master bedroom with a spacious en-suite shower, with bedroom three having the versatility to be used as a home office/dressing room, the family bathroom completes the first floor. With a long driveway approach which provides ample parking for at least 3 cars also giving access to the single garage. With a deep front garden, the property stands back from the road with side access to the rear. The landscaped south facing rear garden is perfect for home entertaining with a substantial patio area, enjoying a sunny rear aspect and a high degree of privacy.

You can certainly embrace town centre living, being only 15 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, cafe's, small boutique shops and excellent schools. Ease of access via the M42 leads 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 all close by.

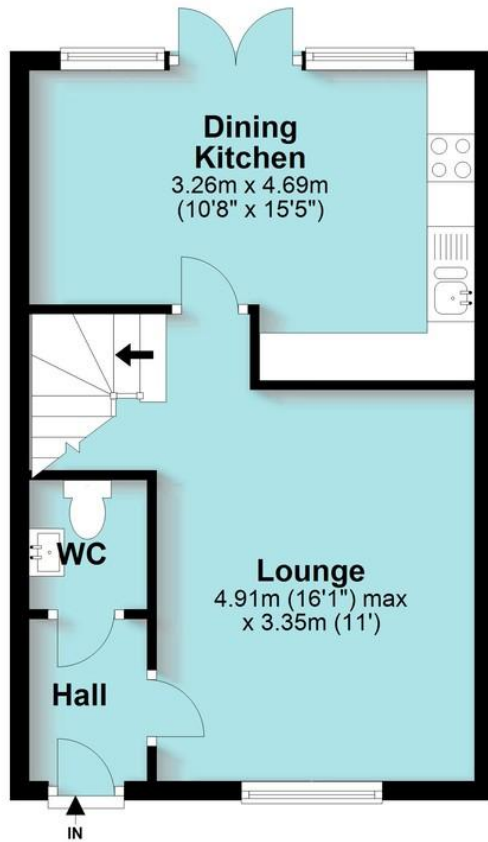
TENURE We are advised the property is Freehold

COUNCIL TAX The property is in Band B

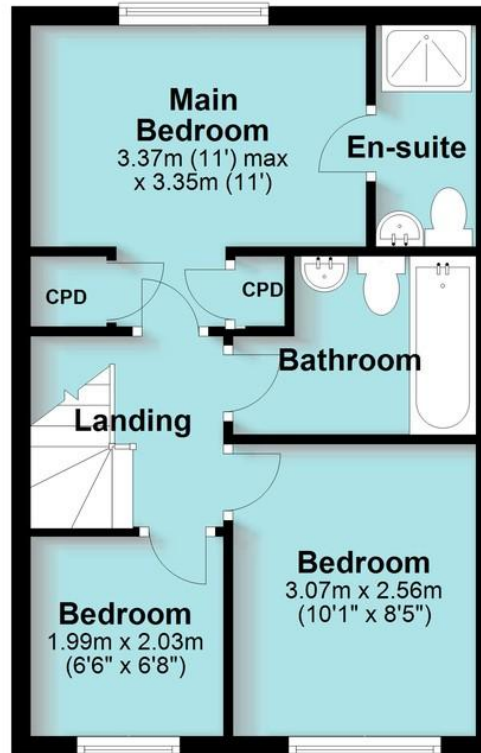




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 70.1 sq. metres (754.7 sq. feet)

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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