



**Berwick Road  
Ashby-de-la-Zouch  
LE65 1HL**

**£420,000**

WONDERFUL DAVID WILSON built 4 bedroom detached family home occupying an EXCELLENT PLOT & POSITION within WALKING DISTANCE TO ASHBY TOWN CENTRE, beautifully presented with a STYLISH & CONTEMPORARY FINISH including a FANTASTIC LIVING KITCHEN, landscaped rear garden & SINGLE GARAGE



# Property Features

- Detached Home
- Stylish Finish
- Excellent Plot
- Spacious Interior
- Cul de Sac Location
- 4 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Landscaped Garden
- Single Garage

## Full Description

Quietly tucked away within this this quiet cul de sac location, occupying a wonderful mature well screened plot, this impressive David Wilson built 4 bedroom detached family home is the perfect home for the growing family. Berwick road is discreetly located off Pentland Road, off Dunbar Way, enjoying the best of both worlds, being within easy walking distance of Ashby town centre, combined with the peace and quiet of the location.

Enjoying a beautifully presented interior, the property has been the subject of a careful program of modernisation by the current owners, creating a wonderful family home with a stylish contemporary finish throughout and complemented externally by the landscaped rear garden with a raised decked patio, ideal for outdoor entertaining.

On entering you are welcomed by the deep entrance hall, the spacious lounge is the ideal evening retreat, at the heart of the home is the wonderful open plan living kitchen, comprehensively fitted with integrated appliances with a central island and French doors overlooking the rear garden, completing the ground floor is the useful utility room and cloakroom/wc.

On the first floor are four excellent bedrooms including the main bedroom with built in wardrobes and luxury en-suite shower room, the main family bathroom completes the first floor. With a double width drive there is ample off road parking and access to the single garage. The rear garden is a great size and has been recently landscaped with a raised decked patio.

Perfectly positioned on Berwick Road, off Pentland road, just off the recently completed Hastings Park development, within the Ashby Schools catchment, you can easily walk into Ashby town centre, embracing the unique lifestyle and convenience that living within the town offers.

A pleasant stroll past Ashby School, St. Helen's Church, onto South Street leading into the hustle and bustle of Market Street. The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the Library, Hood Park Leisure centre and Ashby Castle providing interesting leisure pursuits.

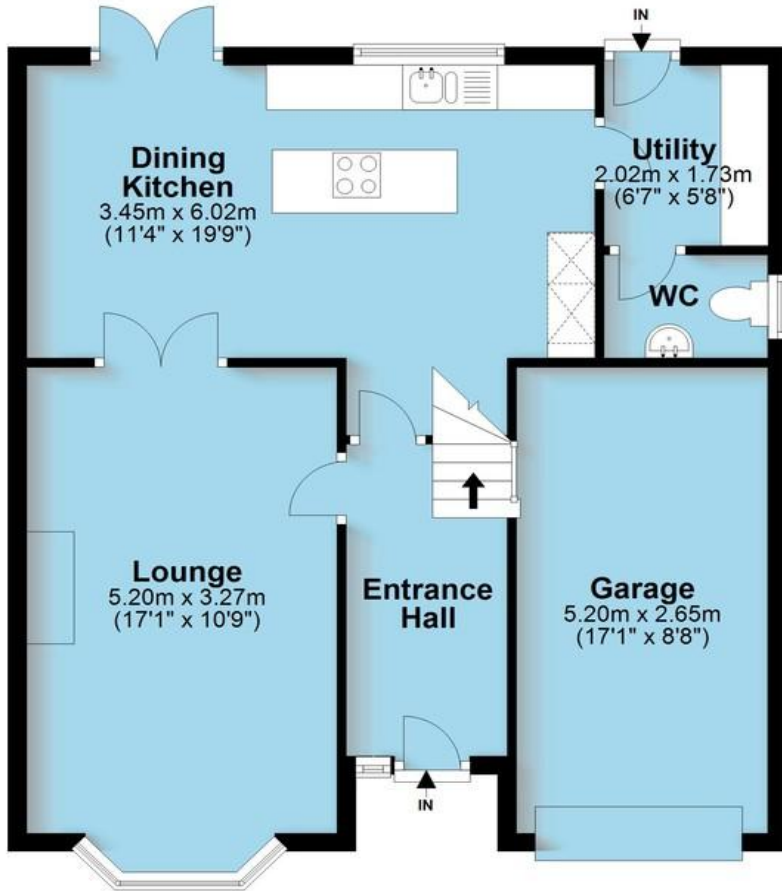
**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band E

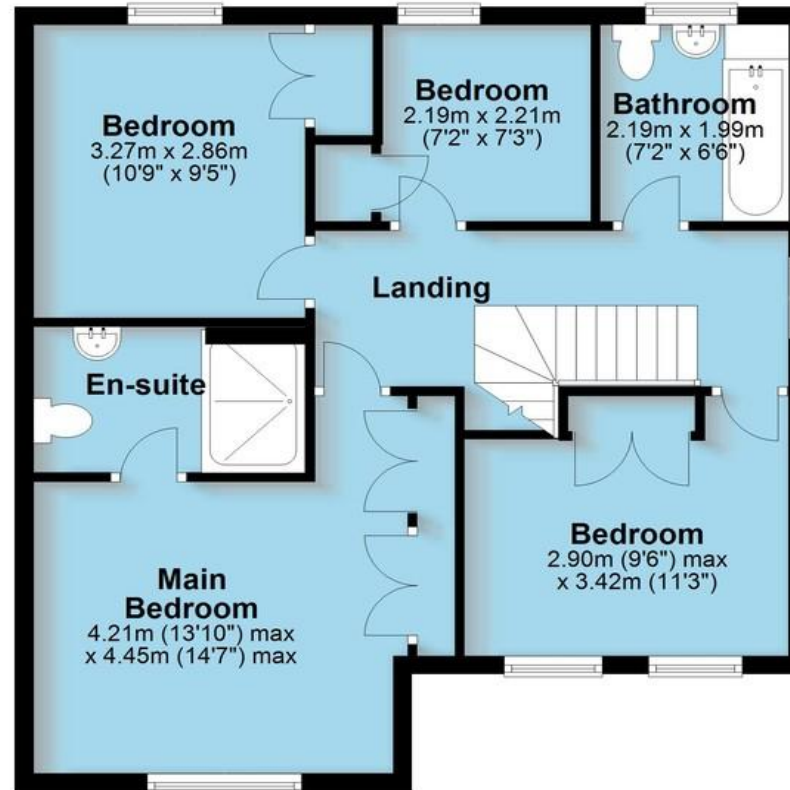




## Ground Floor



## First Floor



Total area: approx. 126.9 sq. metres (1366.3 sq. feet)

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43 Market Street  
Ashby-De-La-Zouch  
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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 are 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