

Clifton Drive

Ashby-de-la-Zouch, LE65 2QL

John 
German





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£375,000



Excellent four double bedroomed family home in a mature location set upon an above average sized plot with extensive parking, carport, garage and a beautiful garden to the rear alongside a lounge, dining room, cottage kitchen, WC plus a gorgeous family bathroom. Viewing is essential.

John German

Accommodation - A uPVC entrance door takes you into a welcoming reception hallway which has a lovely rustic slate tiled floor running underfoot, a staircase directly ahead rises to the first floor and has handy storage cupboards set beneath. Immediately to your left is a fantastic formal dining room with tiled floor and half height panelling to the walls plus a front facing uPVC double glazed window.

Return to the hallway and straight across into a lovely modern cottage style fitted kitchen which has the luxury of underfloor heating and an extensive range of shaker style base and wall mounted cabinets with complementary work surfaces, an integral Bosch gas hob, Bosch double oven, extractor hood, integral fridge and freezer alongside an integral washing machine. There is a feature timber worktop section set beneath the front facing window with a deep undercounter Belfast style sink and a feature mixer tap.

Also off the hall is a useful guest's cloakroom that is fully tiled and has a WC and pedestal wash hand basin. Directly opposite is a large walk-in storage cupboard which has the added bonus of space and vent for a tumble dryer.

To the rear the feature living room runs the full width of the house and has all the room you would ever need for a family with a feature fireplace at the focal point which has a raised hearth and a fitted gas fire. French double doors flanked on either side by tall picture windows that overlook and lead you out onto a lovely patio area where steps lead up to neat lawned gardens surrounded by beautiful mature planted flowering borders with a variety of shrubs. Steps lead up to a second timber decked patio, a sunny spot to relax during the summer, formerly an area designated for a hot tub and has power.

Back inside and climb the stairs to the first floor landing which has a cupboard housing the gas fired combination gas central heating boiler. The property has four well proportioned bedrooms alongside a beautifully appointed bathroom which has been refitted with an oversized shower door with sliding glazed doors, dual rainfall shower head, rustic slate effect full height tiling, grey contemporary vanity unit with double doors, a wash hand bowl with pillar mixer tap set above, concealed cistern WC to the side, an illuminated and heated wall mirror, half height panelling to the walls and a ladder style towel radiator.

The property sits back from the road behind a landscaped lawned foregarden with a winding pathway approach. To the left is a very long driveway providing parking for multiple vehicles and access to the carport and garage beyond. From the carport a secure gate allows access to the rear garden which as previously described is an outdoor haven and enjoys a great degree of privacy.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

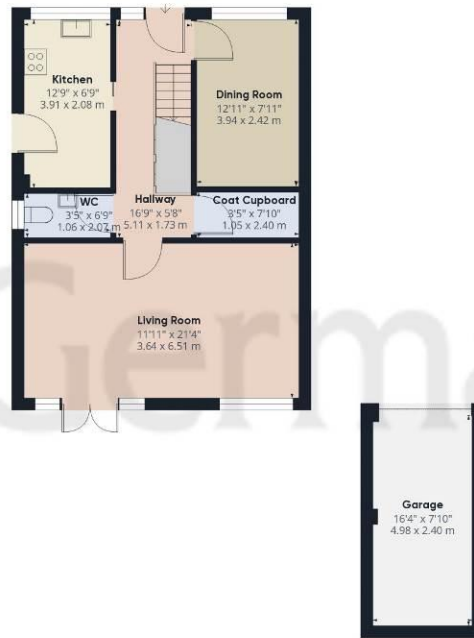
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

Our Ref: JGA/19112024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1219.66 ft²

113.31 m²

Reduced headroom

5.99 ft²

0.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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