

Rydal Gardens

Ashby-de-la-Zouch, LE65 1FJ

John 
German





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£500,000

Overlooking Upper Packington Road and set back behind screening hedgerow, this double fronted home extends to around 1660 sq.ft or thereabouts offering excellent family living space plus long landscaped gardens and above average parking plus with a double garage.

No chain.



This excellent sized family home has a lovely position facing out onto the Upper Parkington Road giving it a lovely non estate feel. It's set back behind screening hedge row with a shared driveway to the fore.

Set across two floors it offers three reception rooms, a family dining kitchen with utility and guest cloakroom whilst on the second floor there is a lovely galleried landing, four bedrooms and two refitted bathrooms.

Accommodation

You enter into a welcoming central hallway which has winding stairs off to the galleried landing above.

On your right is guest cloakroom and a useful study, the rear facing dining room is perfect for entertaining and has patio doors leading outside along with connecting doors through to the principal reception room. This large through lounge has sliding doors out to the patio and landscaped gardens, and a feature fireplace lying at its focal point. This is a lovely sized living space.

Last but not least is the family breakfast kitchen refitted with an extensive range of base and wall mounted cabinets along two of its walls coming full equipped with integrated Neff induction hob with extractor over, Neff oven with separate grill, integrated Neff dishwasher and integrated fridge. Tiled flooring runs throughout, there is plenty of room for a family breakfast table and a practical utility room with further appliance spaces leads off.

On the first floor arranged around the feature galleried landing you will find four bedrooms and two refitted bathrooms, the master suite is generous in size and fitted with an extensive range of bedroom furniture which is further complemented by the adjoining dressing room with more fitted wardrobes. The en-suite has full height tiled walls and has been refitted with a lovely oversized shower cubicle with shower above and a run of vanity cupboards providing valuable storage alongside inset wash hand basin and WC. The family bathroom is similarly well-appointed and has not only a bath, WC and wash hand basin but also a separate shower cubicle.

Outside

To the rear of the property is an extensive paved driveway providing ample off-road parking for at least four vehicles alongside access to the detached double garage.

Gated side access leads you into the rear gardens and these long lovely landscaped gardens are a real feature and have full width shaped paved patio area with steps leading down through planted borders to a lower garden area set behind the double garage itself. The double garage has the benefit of a personal entrance door to the side.

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

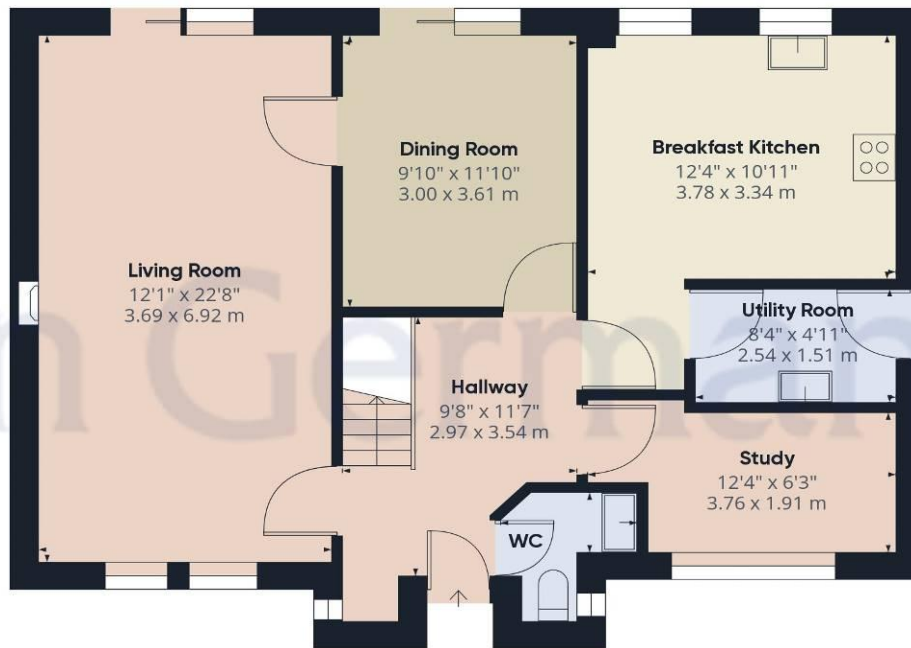
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.nwleics.gov.uk

Our Ref: JGA/18032020/19032024





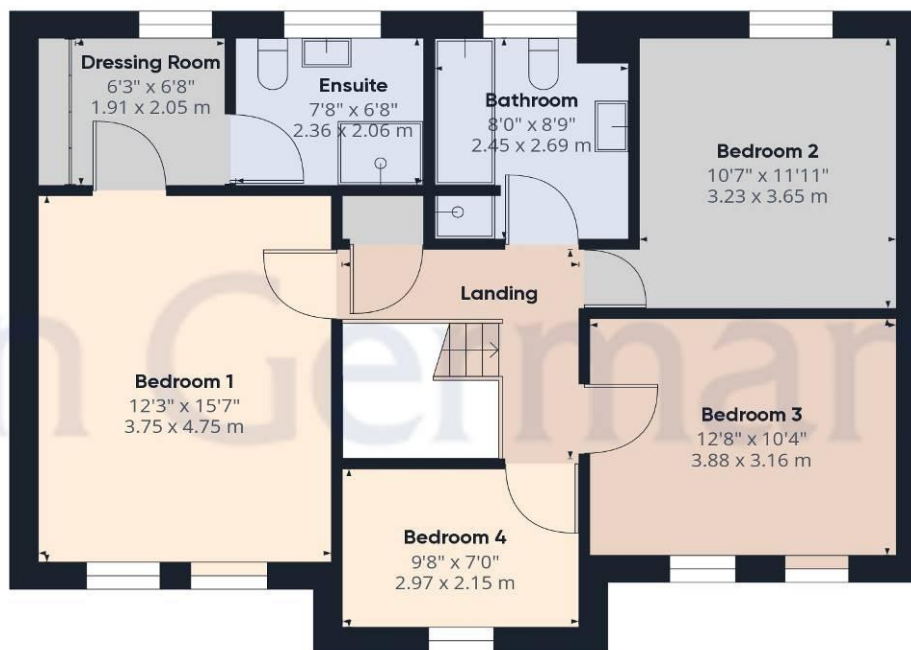


Ground Floor

Approximate total area⁽¹⁾

1562.09 ft²

145.12 m²



Floor 1

(1) Excluding balconies and terraces

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

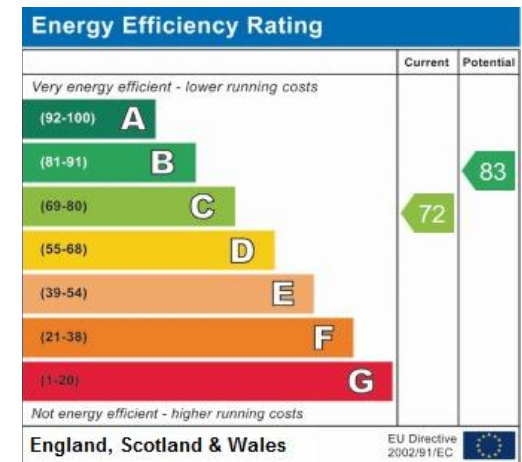
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