



Smiths
your property experts



Castle Way

Ashby-de-la-Zouch

- Spacious, well maintained and extended family home
- Situated on a corner plot in a quiet cul-de-sac
- High-specification open-plan kitchen, living and dining area
- Resin-bound driveway and a large integrated double garage
- Beautifully maintained, mature and landscaped garden
- Solar panels generating significant energy savings
- Security camera and alarm system installed
- Desirable Willesley location just off Tamworth Road

General Description

Smiths Property Experts offer to the market this spacious, well-maintained family home on a corner plot in a quiet cul-de-sac. The property has been owned from new by the current owners, who have extended and improved this first-class home over the past three decades.

The property boasts a high-specification open-plan kitchen, living, and dining area with underfloor heating and bi-fold doors leading to a beautifully landscaped garden. The outdoor space features seating areas, a water feature, outside lighting, and a glazed Veranda with a glass roof by Erhardt. The driveway is resin-bound and leads to a large integrated double garage. The property also includes solar panels with a diverter to heat the hot water tank generating significant energy savings. There is also a security camera and alarm system.







The Property

The property was constructed by the respected firm Crest Nicholson in 1986 to The Blenheim design. Since then, the sellers have sympathetically improved and extended the property including the addition of solar panels. The property now has a floor area in excess of 2,250 square feet with beautiful living space and the inclusion of a large double garage. Expect features such as an insulated Hormann electric garage door, a Neville Johnson staircase and a bespoke fitted kitchen by locally revered Charnwood Kitchens. The property also has security cameras and an alarm system installed.

The property provides uPVC double glazing and gas central heating throughout. The living accommodation comprises in brief: entrance hall, dining room/study, sitting room and a beautiful open-plan kitchen, living and dining room with underfloor heating and bi-fold doors. There is also a downstairs w.c, utility/boot room and a large double garage. Upstairs are four double bedrooms, a generous family bathroom with underfloor heating and en-suite facilities to bedroom two. There is an abundance of built-in storage. The principal bedroom suite has a dual aspect and a range of hardwood cabinetry and wardrobes.



The Outside

The property occupies a cul-de-sac location set back from the road with a resin-laid driveway and mature front gardens. To the rear is a beautifully designed and maintained landscaped garden with a South Easterly and particularly private aspect. The owners have installed a glazed Veranda by Erhardt Glass giving outside entertaining options year-round.







The Location

The property occupies a cul-de-sac location with Western Park and Willesley Primary School on the doorstep and a fifteen-minute walk into Ashby town centre with its sought-after array of amenities such as delis, cafes, pubs, restaurants, shops, and boutiques. There are beautiful country walks with Willesley Park Golf Club, Hicks Lodge and Conkers Waterside Centre nearby in the National Forest. Ashby has excellent schools and a full range of services and amenities in the town centre including the historic Castle and grounds, Ashby Venture Theatre and a Leisure Centre with a heated outdoor Lido.

The town occupies the north western corner of Leicestershire and provides easy access to Nottingham, Birmingham, Derby and Leicester. Both Birmingham and East Midlands airports are accessible via the A42/M42 motorway link within 30 minutes.

Valuer's Comments

The property offers a wonderful opportunity to purchase a loved and cherished family home in a revered position in this Historic market charter Town. Viewing is strongly recommended to appreciate the high quality on offer throughout.

Property Information

EPC Rating B.

Tenure: Freehold. Council Tax Band: E.

Local Authority: North West Leicestershire.





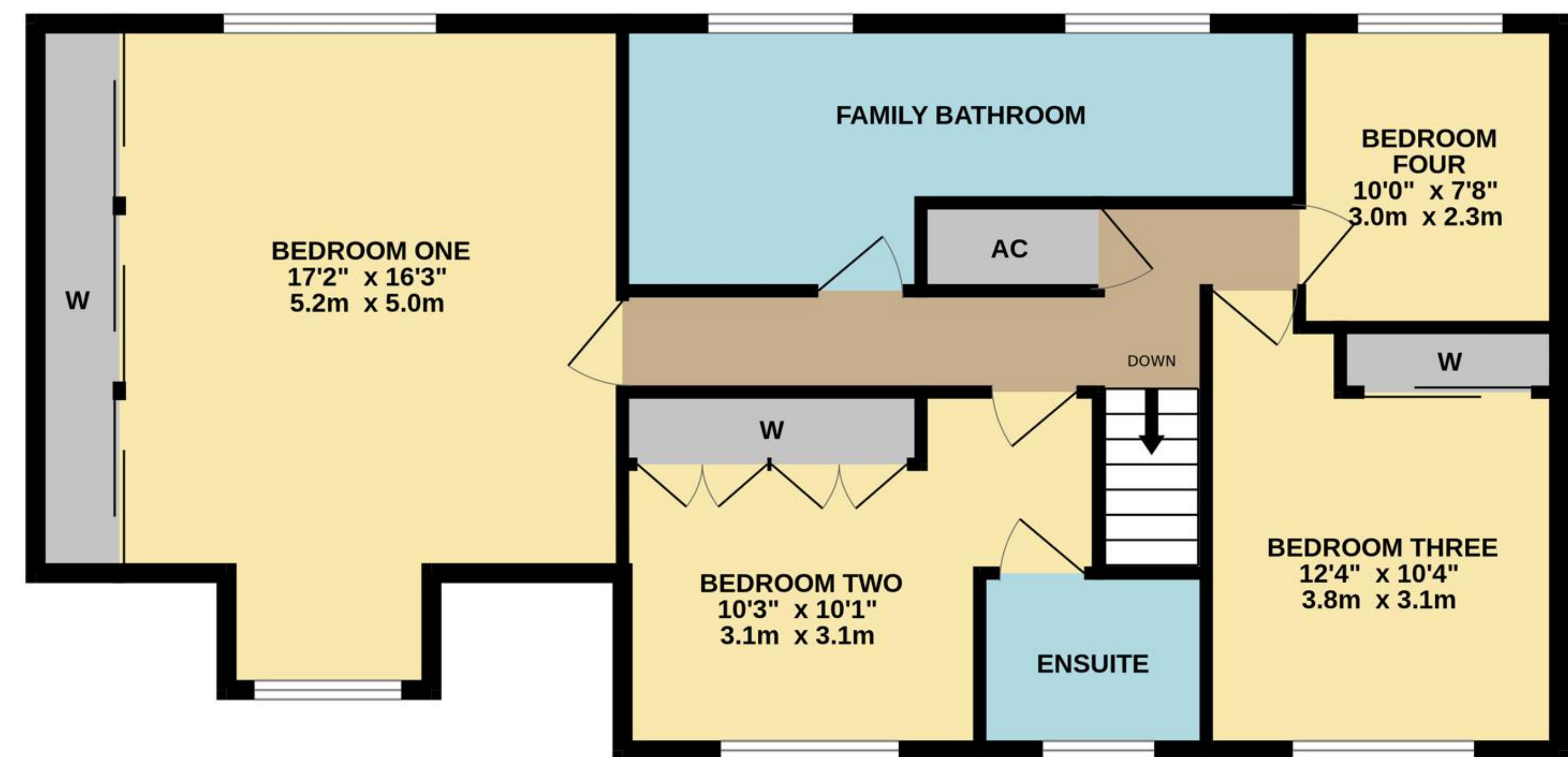
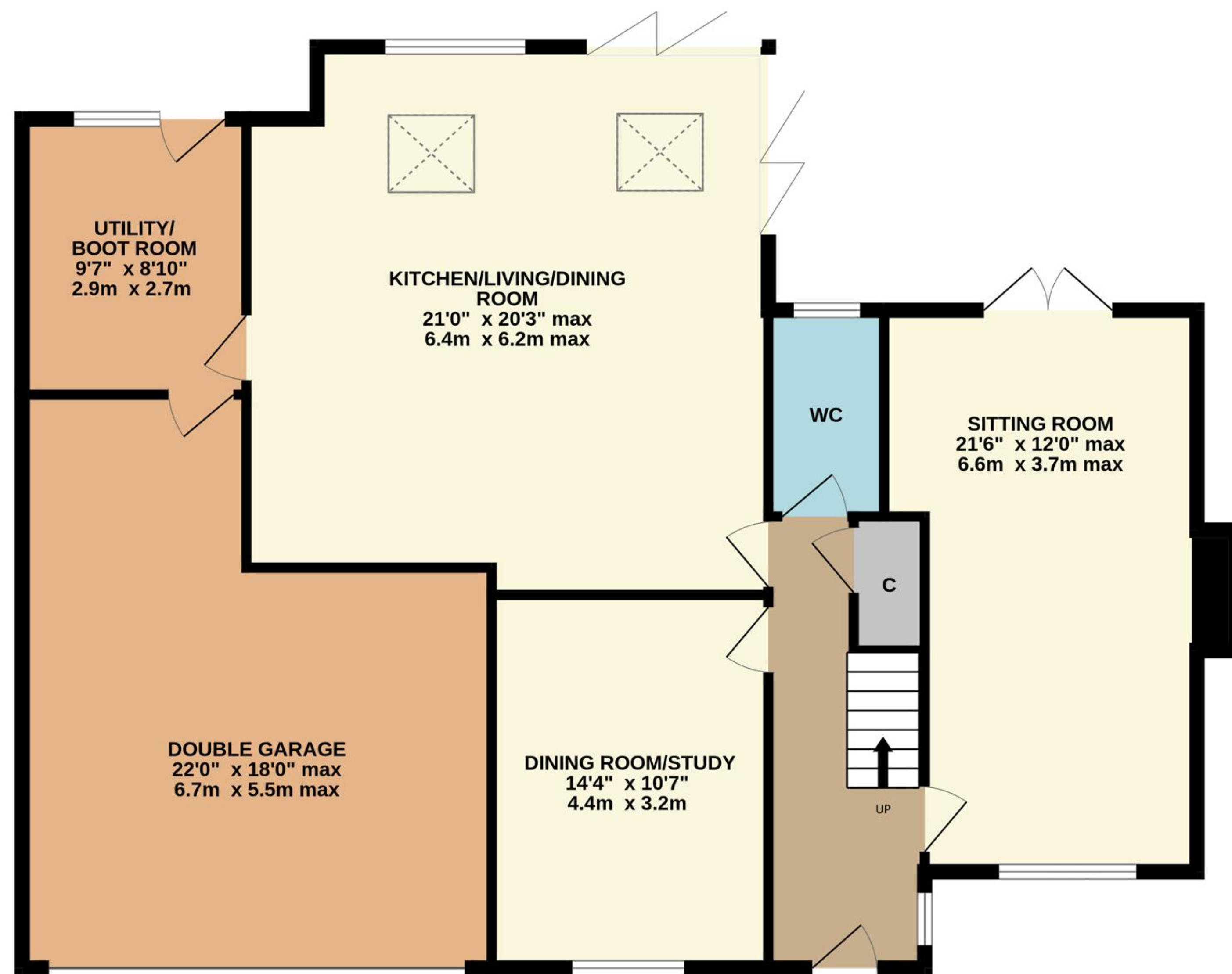


Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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