



4, Highfields Close, Ashby-De-La-Zouch, Leicestershire, LE65 2FN

HOWKINS &
HARRISON

4, Highfields Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 2FN

Guide Price: £525,000

Occupying a substantial plot within one of Ashby's most established and sought-after cul-de-sacs, this detached family home presents a genuinely rare opportunity. Properties within this exclusive row of homes seldom come to the market, with it understood that the last sale within the row was in 1988, highlighting the enduring appeal of this peaceful and highly regarded setting.

Set behind an impressive frontage with extensive driveway parking, the property enjoys a commanding position within the street and benefits from a particularly generous rear garden incorporating a detached garage, mature boundaries and a high degree of privacy. The property enjoys an attractive, non-overlooked aspect and a wonderful sense of openness rarely found within such a convenient residential location.





Location

4 Highfields Close is situated within a sought-after and well-established residential area of Ashby-de-la-Zouch, a highly regarded Leicestershire market town renowned for its historic charm, excellent amenities and strong transport connections. The property enjoys convenient access to the town centre, which offers a wide range of independent shops, supermarkets, cafés, restaurants and public houses, together with well-regarded schooling for all ages and a variety of leisure and recreational facilities. A number of highly regarded schools are also located within walking distance of the property, making the area particularly appealing for families. Ashby-de-la-Zouch is especially popular with commuters, benefiting from excellent road links to the wider Midlands region whilst being surrounded by attractive countryside and National Forest walks, providing an ideal balance between town and country living.

Travel Distances

A42 Junction 13 – 2 miles

Burton upon Trent – 9 miles

Tamworth – 12 miles

Loughborough – 14 miles

Derby – 18 miles

Leicester – 20 miles

East Midlands Airport – 10 miles

Birmingham – 33 miles



Accommodation Details

A canopy porch opens into a welcoming entrance hall, creating an immediate sense of space with a central staircase rising to the first floor. Practical tiled flooring continues through the hall, where there is access to a useful ground floor cloakroom/WC and a separate utility room fitted with additional storage and work surfaces. The principal reception room is an impressive dual-aspect living room extending the full depth of the property. This generous space benefits from excellent natural light, a feature wood-burning stove and French doors opening directly onto the rear garden, making it an ideal room for both everyday family living and entertaining. Positioned to the rear of the property, the kitchen/diner is fitted with a range of cream-fronted units and ample work surfaces, providing designated areas for cooking and dining. A door gives direct access to the garden, while the adjoining utility room offers additional practicality and appliance space.

To the first floor, a central landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a spacious double room enjoying pleasant outlooks over the surrounding area and benefitting from its own en-suite shower room. Bedrooms two and three are further generous double bedrooms, whilst bedroom four provides an ideal guest bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a modern suite comprising panelled bath, wash hand basin and WC.

Outside

Occupying an enviable position within this highly regarded cul-de-sac, the property enjoys a substantial frontage with a sweeping block-paved driveway providing extensive off-road parking. The driveway continues to the side of the property, leading to a detached brick-built garage positioned within the rear grounds. The rear garden is a particular feature of the property, enjoying a high degree of privacy with no direct overlooking. Predominantly laid to lawn and bordered by mature trees, shrubs and established planting, the garden offers a peaceful setting with ample space for family enjoyment, outdoor entertaining and future landscaping opportunities.

Agents Comments

The peaceful setting is ideally suited to family living and falls within the catchment area of the highly regarded Hilltop Primary School, whilst Ashby-de-la-Zouch town centre, excellent schooling and commuter links remain easily accessible. Internally, the property offers spacious and versatile accommodation with excellent scope for a purchaser to update and personalise to their own requirements. Further enhancing its appeal, the property is offered to the market with no upward chain.

Combining an exceptionally rare location, generous plot, privacy, open outlook and future potential, this represents a unique opportunity to secure a long-term family home in one of of Ashby-de-la-Zouch's most desirable residential settings.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

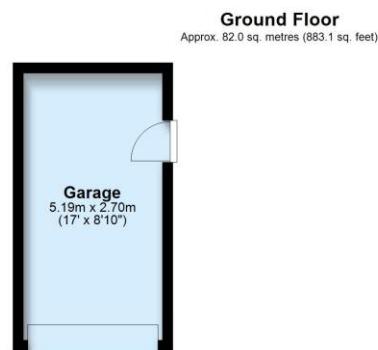
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 144.7 sq. metres (1557.8 sq. feet)

Howkins & Harrison

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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