



Verdale Avenue Thurmaston

- Four-bedroom detached family home
- Modern finishes throughout
- Spacious sitting/dining room
- Versatile garden room
- Four generous bedrooms
- Dormer conversion for main bedroom suite
- Landscaped rear garden
- Ample off-road parking
- EPC Rating D / Council Tax Band D / Freehold

Occupying a prime position on Verdale Avenue in a popular residential area of Thurmaston, this beautifully presented four-bedroom detached home offers stylish, modern living throughout. Thoughtfully upgraded, the property combines versatile interiors with a landscaped rear garden perfectly suited to both relaxing and entertaining.

At the heart of the home is a sleek, contemporary kitchen with generous workspace and integrated appliances, flowing effortlessly into bright, spacious living areas. A light-filled garden room enhances the ground floor, creating an inviting space with pleasant views over the garden.

Upstairs, the accommodation is thoughtfully arranged. The first floor hosts three bedrooms alongside a modern family bathroom, while the top floor has been enhanced by a dormer-style conversion, creating an impressive main bedroom suite complete with a dedicated dressing area and a stylish en suite. This level offers a private and well-designed space, further elevating the home's versatility and appeal.





Accommodation:

The ground floor welcomes you with an inviting entrance hall, leading through to a generous sitting/dining room, an ideal space for both everyday living and entertaining.

At the heart of the home lies a sleek, contemporary kitchen, complete with a six-ring gas hob and integrated cooker, complemented by extensive worktop space and ample storage.

A bright garden room extends the living space, creating an additional reception area bathed in natural light and offering delightful views over the garden. A conveniently located downstairs WC completes the ground floor.

Upstairs, the first floor offers three generously sized bedrooms served by a modern family bathroom. The second floor has been thoughtfully converted with a dormer-style extension, creating an impressive main bedroom suite complete with a Juliet balcony, Velux windows that flood the space with natural light, a dressing area, and a spacious en suite bathroom.

Gardens and land:

Externally, the property features a beautifully landscaped rear garden, thoughtfully designed for low maintenance while providing an ideal setting for outdoor dining, family time, and entertaining.

To the front, off-road parking offers practicality and ease of access.

Location:

Verdale Avenue is located in Thurmaston, a popular residential suburb situated just north of Leicester city centre, in Leicestershire. The area is well regarded for its excellent range of local amenities, including shops, supermarkets, reputable schools, and leisure facilities.

Thurmaston is particularly attractive to commuters, offering convenient access to Leicester city centre, as well as excellent road links via the A607, A46, and A6, connecting to the wider motorway network including the M1. Regular public transport services also provide easy access into the city and surrounding areas, making this an ideal location for those who require both accessibility and a well-connected community setting.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.





Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

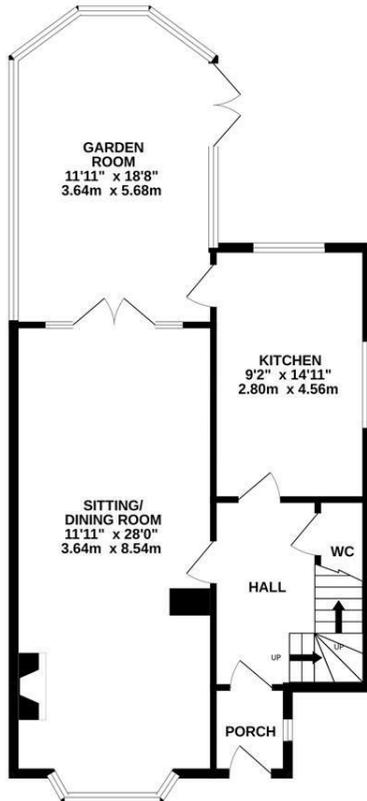
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

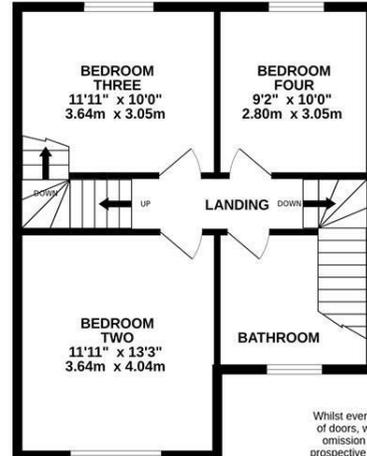
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

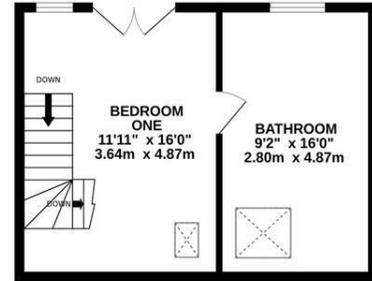
GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		



