

SUPERIOR HOMES

ROYSTON & LUND



34 Cambrian Way

| LE65 1DY

Guide Price Guide Price of £500,000 -

Guide Price of £500,000 - £520,000

This impressive four-bedroom detached property enjoys elevated views and offers a superb blend of contemporary design and generous living space throughout. You are welcomed through an inviting entrance hall, which leads directly into the heart of the home: an expansive open-plan kitchen, dining and living area.

Flooded with natural light from multiple skylights and French doors, the space is further enhanced by thoughtful spotlighting and under-cabinet lighting. Quartz worktops pair beautifully with shaker-style cabinetry, while the central island makes a striking feature with solid oak cabinet doors, wood-finish worktops, a double socket to the side and a triple pop-up socket set neatly into the surface.

The island also houses the integrated wine cooler. Additional integrated appliances include a dishwasher, fridge-freezer and microwave, with the Rangemaster cooker included in the sale. Underfloor heating runs through the dining area, adding a further touch of comfort.

Connecting from this space is a ground floor WC and side access, both benefiting from additional skylights, while off the entrance hall sits a cosy yet ample-sized living room. This room features an integrated gas fireplace, a walk-in bay window and further French doors providing access outside. A useful utility space is also located off the hallway.

Upstairs, the principal bedroom is a standout feature, boasting a vaulted ceiling and a contemporary en-suite shower room. French doors from the bedroom open onto a decking area, allowing direct access to the outdoors and making the most of the elevated setting. All the bedrooms are all well proportioned and benefit from fitted wardrobes, with one offering excellent potential as a dedicated office or dressing room. The family bathroom serves these rooms and is finished with sleek vanity units.

For more information; https://reports.sprift.com/property-report/?access_report_id=4975281





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- Four Bedroom Detached
- Expansive Open-Plan Kitchen / Dining Room & Living Area
- Spacious Living Room with Integrated Gas Fireplace
- Multi-Tiered Landscaped Garden
- Principal Bedroom with En-suite and Decking Area Access
- All Bedrooms Fitted Wardrobes
- Double Garage / Large Driveway
- Elevated Views of Surrounding Area
- EPC Rating - C / Council Tax Band - E / Freehold Property

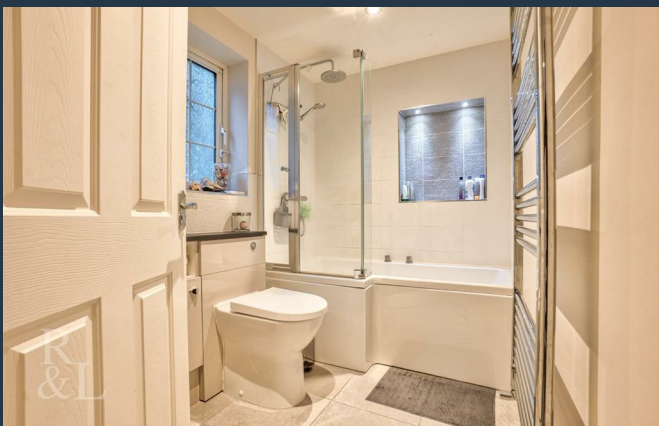








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Externally, the garden is particularly impressive and arranged over multiple tiers. Beginning with a slatted patio area, steps lead up to a lawn that connects to a raised decking space with a powered pond. This continues through a pergola to a further lawned section with additional decking and two sheds, one of which benefits from power. The elevated layout enhances the far-reaching views enjoyed from the property. To the front, a large driveway provides ample off-road parking and leads to a spacious double garage, completing this exceptional home.



At this property you're situated in a well-established residential area with ready access to the facilities of this historic market town. The nearby town centre offers a bustling high street with a mix of independent shops and familiar brands, supermarkets, cafés and eateries, alongside attractions like Ashby Castle and the Bath Grounds for walks and leisure activities.

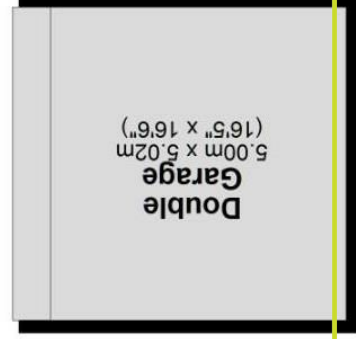
There are further community facilities, green spaces and leisure amenities such as Hood Park Leisure Centre and playgrounds, and good road links to surrounding towns and cities, offering a balanced lifestyle between village charm and everyday convenience.



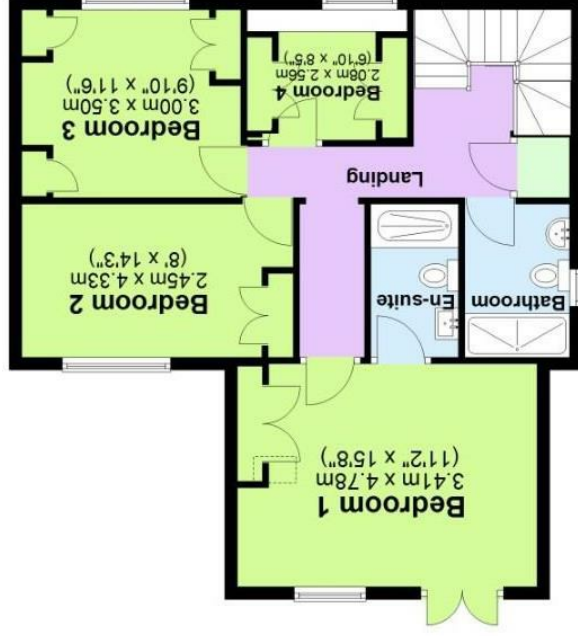
The town is well served for families, with several well-regarded schools close by including Ashby Willesley Primary School, Ashby-de-la-Zouch Church of England Primary School and Ashby Hill Top Primary School at short distances, and larger secondary schools such as Ashby School and Ivanhoe School also within easy reach.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 166.8 sq. metres (1795.0 sq. feet)



Ground Floor
Approx. 100.8 sq. metres (1084.7 sq. feet)



First Floor
Approx. 66.0 sq. metres (710.2 sq. feet)



England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential		Potential	
Current		Current	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
72		77	

EPC

