FOR SALE

1 Windsor Way, Broughton Astley, Leicester LE9 6TN

£450,000 - Freehold

DAVID ROBINSON ESTATES

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PROPERTY DESCRIPTION

A Rarely Available Home On A Superb Corner Plot! – This impressive four-bedroom detached family home, built by the highly regarded William Davis Homes and being their sought-after "Beck" style design, occupies an enviable position on an exceptionally generous corner plot, forming part of a small row of just five properties. The substantial accommodation offers a fantastic layout for modern family living and comprises entrance hall, downstairs WC, spacious lounge, separate dining room/study and a superb kitchen diner and utility room. To the first floor there is a galleried landing, four generous double bedrooms, with the principal bedroom enjoying its own en-suite, together with a well-appointed family bathroom. The outside space is a real highlight of the property. Sitting proudly on a large corner plot, the gardens provide an excellent level of privacy, space and versatility, with the home positioned in a way that gives it a particularly open and secluded feel. With no property directly opposite, the front aspect also benefits from a pleasant sense of separation from neighbouring homes. The property further benefits from an integral garage and a large driveway providing ample off-road parking for several vehicles. Properties occupying plots of this size and position are rarely available, making this an excellent opportunity for families looking for both substantial accommodation and outstanding outside space. Internal viewing is highly recommended to fully appreciate the size, layout, parking provision and exceptional position this fantastic William Davis home has to offer!

POINTS OF INTEREST

- *Four Bedroom Family Detached Home*
- *Exceptional & Generous Corner Plot Position*
- *Highly Regarded William Davis Homes – "Beck" Design*
- *Four Spacious Double Bedrooms*
- *Principal Bedroom with En-Suite Shower Room*
- *Impressive Kitchen/Diner Ideal for Family Living*
- *Large, Private & Versatile Gardens*
- *Substantial Driveway Providing Ample Parking*
- *Integral Garage with Excellent Storage Potential*
- *Open & Secluded Position with No Property Directly Opposite*











ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway
Welcoming and spacious entrance hallway featuring a double glazed door to the side aspect, radiator and useful under-stairs storage cupboard. Stairs rise to the first-floor galleried landing, with the hallway providing an inviting introduction to this impressive family home.

Lounge
17' 05" x 11' 11" (5.31m x 3.63m) A generously proportioned and cosy lounge offering an excellent space for relaxing and entertaining. The room features a UPVC window to the front aspect, UPVC French doors opening onto the rear garden and two radiators, creating a bright and comfortable family living space.

Kitchen/Diner
14' 06" x 12' 09" (4.42m x 3.89m) Impressive and spacious kitchen/diner featuring a range of wall and base units, integrated dishwasher, hob, oven and extractor. The room benefits from a window to the front and a bay window to the side, creating a bright and welcoming space. Finished with porcelain flooring, spotlights and a radiator, with ample room for a dining table.

Utility Room
Practical and well-appointed utility room featuring a range of wall and base units, sink and drainer, and plumbing for a washing machine. A UPVC door provides convenient access to the side of the property, making this a useful and functional addition to the home.

Downstairs WC
Convenient two-piece suite comprising a low-level WC and wash hand basin, complemented by a radiator.

Dining Room/Study
10' 08" x 9' 06" (3.25m x 2.90m) A versatile additional reception room, currently utilised as a dining space but offering excellent flexibility to suit a variety of needs, such as a home office, playroom or second sitting room. UPVC French doors open directly onto the rear garden, while a radiator completes the space.

FIRST FLOOR

Landing
Bright and spacious galleried landing with a UPVC window to the side aspect, useful airing cupboard and access to a fully boarded loft, providing excellent additional storage space.

Bedroom One
12' 06" x 11' 11" (3.81m x 3.63m) An exceptionally spacious principal bedroom enjoying plenty of natural light from UPVC windows to both the front and side aspects. The room benefits from a range of fitted wardrobes, providing excellent storage, along with a radiator.

En-suite
Well-appointed three-piece suite comprising a walk-in shower, low-level WC and wash hand basin. The room benefits from a heated towel rail and UPVC window to the side aspect, providing natural light and ventilation.

Bedroom Two
13' 03" x 10' 01" (4.04m x 3.07m) Well-proportioned double bedroom featuring a UPVC window to the rear aspect and a range of fitted wardrobes, providing excellent built-in storage.

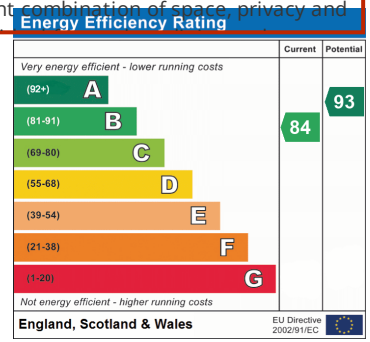
Bedroom Three
19' 01" x 7' 01" (5.82m x 2.16m) Generously proportioned bedroom featuring two UPVC windows to the front aspect, allowing plenty of natural light. The room is finished with fitted wardrobes, spotlights and benefits from a radiator.

Bedroom Four
10' 09" x 8' 00" (3.28m x 2.44m) Well-presented bedroom with a UPVC window overlooking the rear aspect, providing plenty of natural light, together with a radiator.

Family Bathroom
9' 06" x 6' 08" (2.90m x 2.03m) Stylish four-piece suite comprising a walk-in shower, separate bath, low-level WC and wash hand basin. The room is finished with tiled flooring and spotlights, with a heated towel rail adding a touch of comfort.

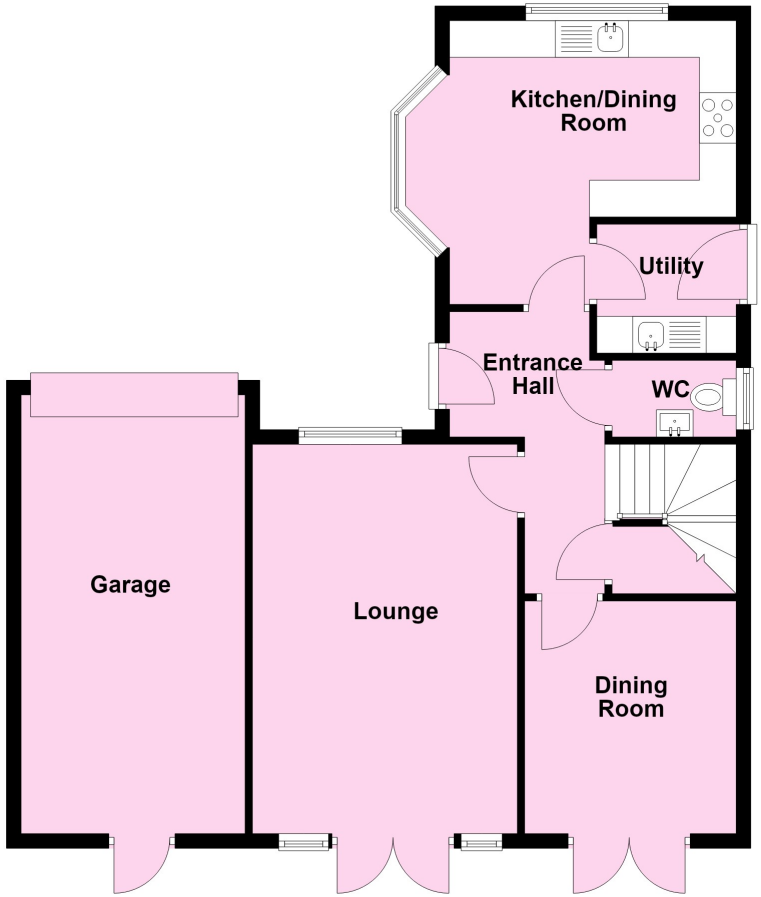
Front Garden
A particularly impressive and spacious frontage, reflecting the property's desirable corner plot position. The well-maintained garden features a generous patio area and extensive lawn, together with ample off-road parking. A large mature hedge provides excellent privacy to the front, while a substantial strip of land to the side creates further separation from the neighbouring property, giving the home a wonderfully private and secluded feel.

Rear Garden
A fantastic south-facing rear garden offering an excellent combination of space, privacy and



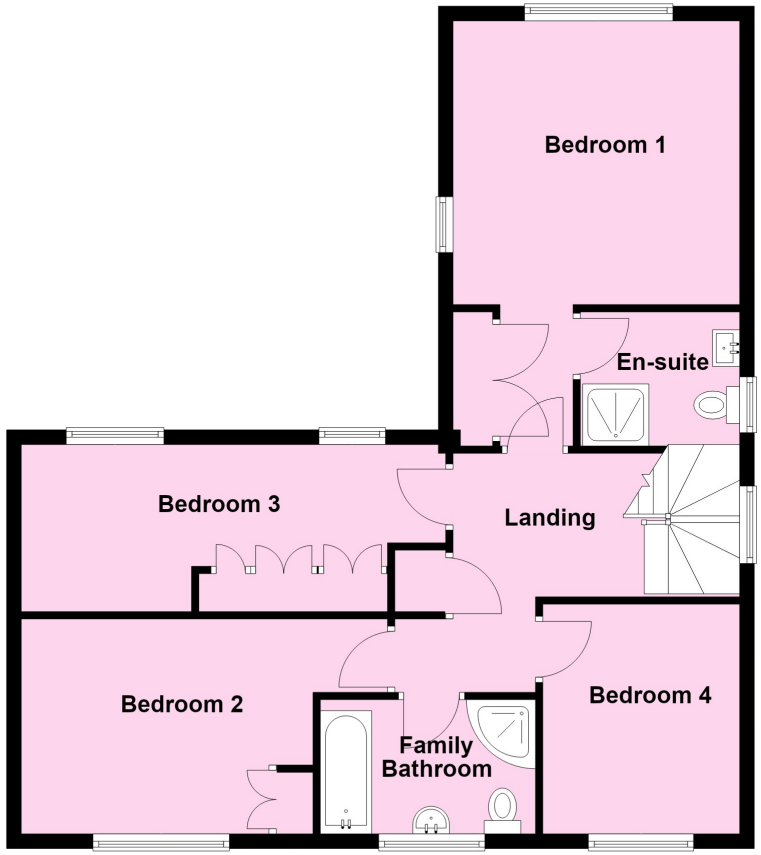
Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)



First Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 151.3 sq. metres (1628.1 sq. feet)

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