



4 Clover Way

Syston, Leicester, LE7 2BR

£484,950



New to the market and offering a wealth of living space over three floors is this immaculately presented, five bedroom executive detached family home. Set on this popular Taylor Wimpey development on the edge of Syston and offering field views this modern home is ideal for growing families in need of more space. Inside, the property briefly comprises; entrance hall, study/playroom, modern fitted living kitchen-diner, utility room and wc to the ground floor. To the first floor is the family lounge, two spacious bedrooms and a WC. The second floor offers three double bedrooms and a family bathroom with the master benefitting from an en-suite shower room. The property also benefits from off road parking for multiple vehicles, garage, large rear garden, uPVC double glazing and gas central heating.

- Immaculately Presented
- Executive Detached Family Home
- 5 Double Bedrooms
- Family Bathroom, En-suite & 2 WC's
- Modern Family Kitchen-Diner
- Spacious Lounge, Study & Utility Room
- Off Road Parking & Garage
- EPC Rating C, Council Tax Band E, Freehold



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

The Property

The property is entered via a uPVC composite door leading into.

Entrance Hall

11'04 x 5'10 (3.45m x 1.78m)
With stairs leading to the first floor and provides access to the following.

Study/Playroom

8'01 x 7'08 (2.46m x 2.34m)
With storage under the stairs and uPVC double glazed window to the front aspect.

Living, Kitchen-Diner

22'09 x 18'02 (6.93m x 5.54m)
(maximum measurements) This modern family room is the hub of the home and ideal for entertaining. The fitted kitchen offers a range of soft closing floor and wall mounted units with granite worktop and upstand. The kitchen also benefits from a halogen electric hob, two ovens and an extractor fan, integrated frige, microwave, wine cooler and dishwasher, inset sink with boiling water tap, pantry cupboard, under unit lighting, spotlights, French doors leading out onto the rear garden and houses the six seater family dning table. The living area benefits from a breakfast bar, uPVC double glazed window to the front aspect and spotlights.

Utility Room

7'05 x 5'05 (2.26m x 1.65m)
Fitted with a range of soft closing floor and wall mounted units with granite worktop and upstand. The utility also benefits from an integrated washing machine and freezer, sink and drainer unit, houses the boiler and offers access to the rear garden via the back door.

WC

3'01 x 6'03 (0.94m x 1.91m)
With pedestal basin, wc, extractor fan and radiator.

The First Floor Landing

With two ample sized storage cupboards and uPVC double glazed window to the side aspect.

Lounge

14'07 x 13'02 (4.45m x 4.01m)
Spacious lounge with French balcony and uPVC double glazed window to the front aspect.

Bedroom Two

7'10 x 13'02 (2.39m x 4.01m)
With French balcony to the rear aspect.

Bedroom Five

8'01 x 10'05 (2.46m x 3.18m)
With French balcony to the front aspect and currently being utilised as a home office.

WC

4'03 x 7'07 (1.30m x 2.31m)
With pedestal basin, wc, extractor fan and an obscure uPVC double glazed window to the rear aspect.

The Second Floor Landing

With drop down loft access, uPVC double glazed window to the side aspect and provides access to the following.

Bedroom One

12'02 x 13 (3.71m x 3.96m)
(maximum measurements) Double bedroom with fitted robes, two uPVC double glazed windows to the front aspect and en-suite.

En-Suite

7'10 x 4'09 (2.39m x 1.45m)
(maximum measurements) Fitted with a three piece suite comprising walk in shower, pedestal basin and wc. The en-suite also benefits from a velux window, extractor fan and radiator.

Bedroom Two

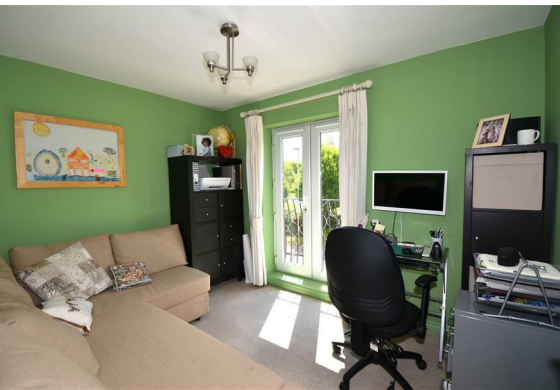
12'03 x 13'02 (3.73m x 4.01m)
(maximum measurements) Spacious double bedroom with uPVC double glazed window to the front aspect.

Bedroom Four

8'01 x 10'05 (2.46m x 3.18m)
Double bedroom with uPVC double glazed window to the front aspect.

Family Bathroom

7'11 x 7'08 (2.41m x 2.34m)
(maximum measurement) Fitted with a three piece suite comprising bath, pedestal basin and wc. The bathroom also benefits from a velux window, extractor fan and radiator.



Floor Plan



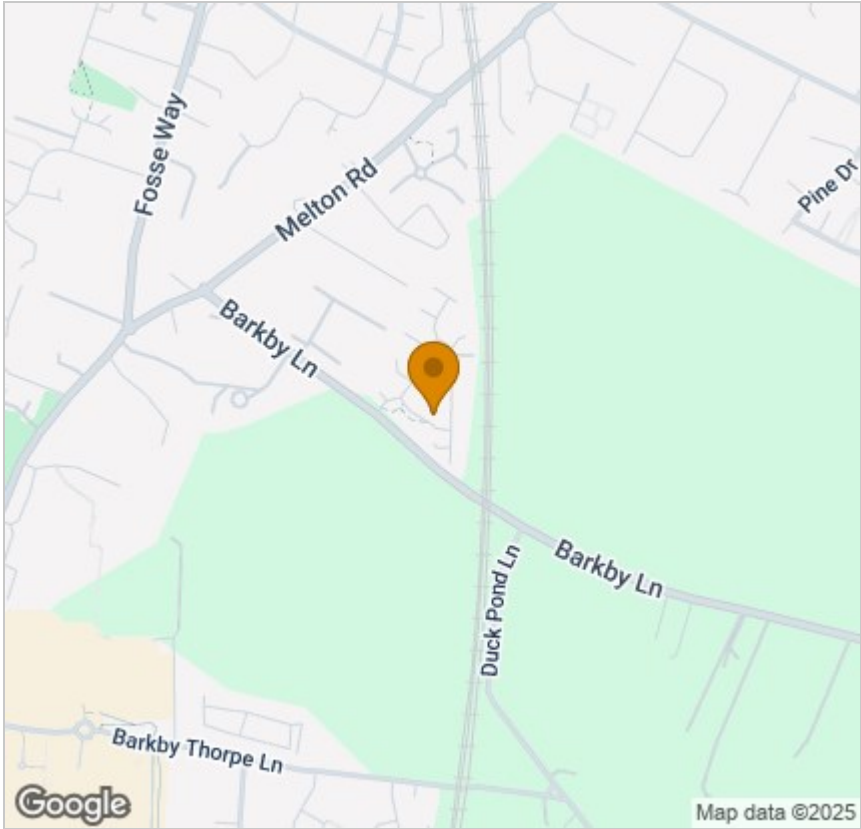
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

