APPLEYARD CLOSE, ROTHLEY

OFFERS OVER £ 350,000

Rezide are pleased to offer this exceptional contemporary residence, nestled within the highly sought-after Charnwood village of Rothley. Built just six years ago and impeccably maintained by its current owners, this much-loved family home is tucked away in a private and exclusive development on the edge of the village, offering convenient access to excellent transport links and a host of local amenities.

As you approach the property via the private driveway, the enviable position of this home becomes immediately apparent. Designed with a blend of contemporary style and traditional materials in keeping with the local architecture, the red brickwork and tiled roof give the property instant kerb appeal. A composite glazed door to the side elevation leads into a welcoming entrance hallway featuring tiled flooring, oak internal doors, a downstairs WC, and useful storage for coats and shoes, with stairs rising to the first floor.

The bright and airy living room sits at the front of the property and enjoys a dual-aspect layout with French doors and a side window, flooding the space with natural light and offering delightful views over the beautifully landscaped front garden. The showpiece of this exceptional home, however, is the stunning open-plan kitchen, living and dining space. The contemporary kitchen is fitted with high-quality units and integrated appliances, including a Bosch double oven and gas hob, with a stylish central island forming the heart of the room. The kitchen opens into a striking vaulted dining area with glazed doors leading out onto the rear garden, offering a versatile living space ideal for entertaining or relaxing, with ample room for both a sofa and a formal dining suite.

SAMSUNG

Upstairs, the spacious landing provides access to three well-proportioned bedrooms. The master bedroom, situated at the rear, boasts built-in wardrobes, a dedicated vanity space with additional storage, and a beautifully appointed en-suite shower room featuring a walk-in double shower enclosure with waterfall showerhead, a concealed cistern WC, and a vanity wash basin. The two further bedrooms are both located at the front of the property, each benefitting from fitted wardrobes and pleasant outlooks. The family bathroom is finished to a high standard with quality tiling to the floor and splash areas, and comprises a panelled bath with shower over, a concealed cistern WC, a vanity basin, and a chrome heated towel rail.

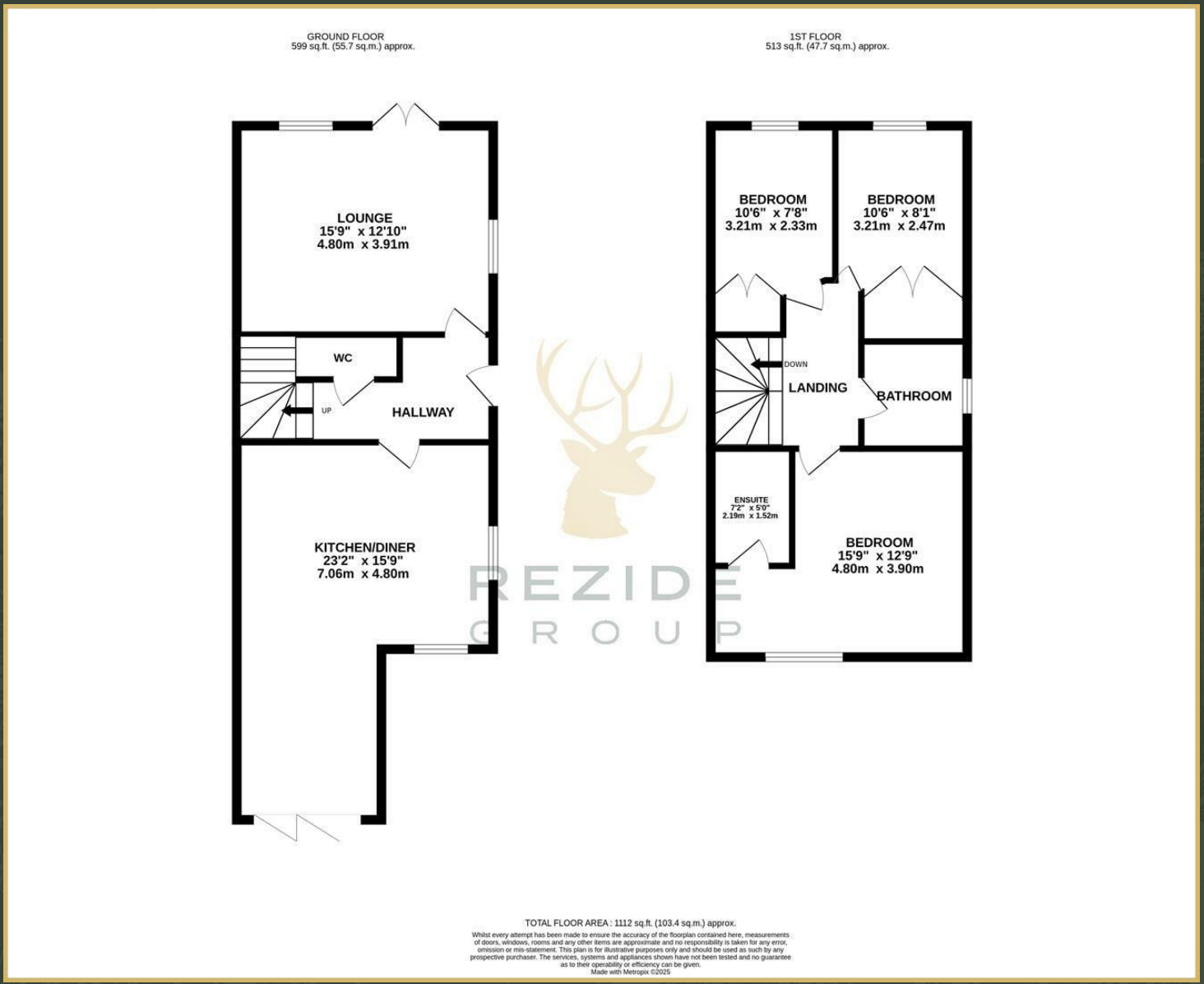
Externally, the property offers ample off-road parking for up to four vehicles on a

WHAT
WOULD
BEYONCE
DO?

block-paved driveway situated adjacent to the front door. The front garden has been attractively landscaped with a laid lawn, laurel hedging, and established shrubs, enhancing the home's curb appeal. To the rear, the garden has been thoughtfully designed to create a private oasis, with a main patio area ideal for barbecuing and a secondary patio perfect for outdoor entertaining. A winding stone path leads to a raised decking area framed by mature borders—a wonderful spot to relax and enjoy summer evenings with family and friends. There is also a timber garden shed providing useful storage for garden tools and equipment.

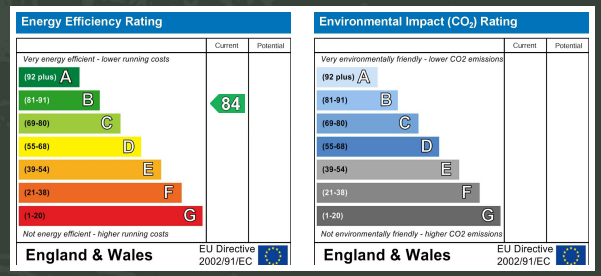
This is a truly outstanding home offering contemporary living in a charming village setting, and early viewing is highly recommended to fully appreciate all that it has to offer.

CHAMPAGNE
BOREL-LUCAS
CHAMPAGNE
BOREL-LUCAS
à Étoges
La Réserve



KEY FEATURES:

- EXCLUSIVE DEVELOPMENT
- CHARNWOOD VILLAGE
- ROTHLEY
- STUNNING LIVING KITCHEN
- VALUTED CEILING
- PRIVATE OASIS GARDENS
- IDEAL FAMILY HOME
- CONTEMPORARY RESIDENCE



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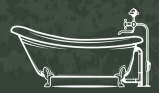
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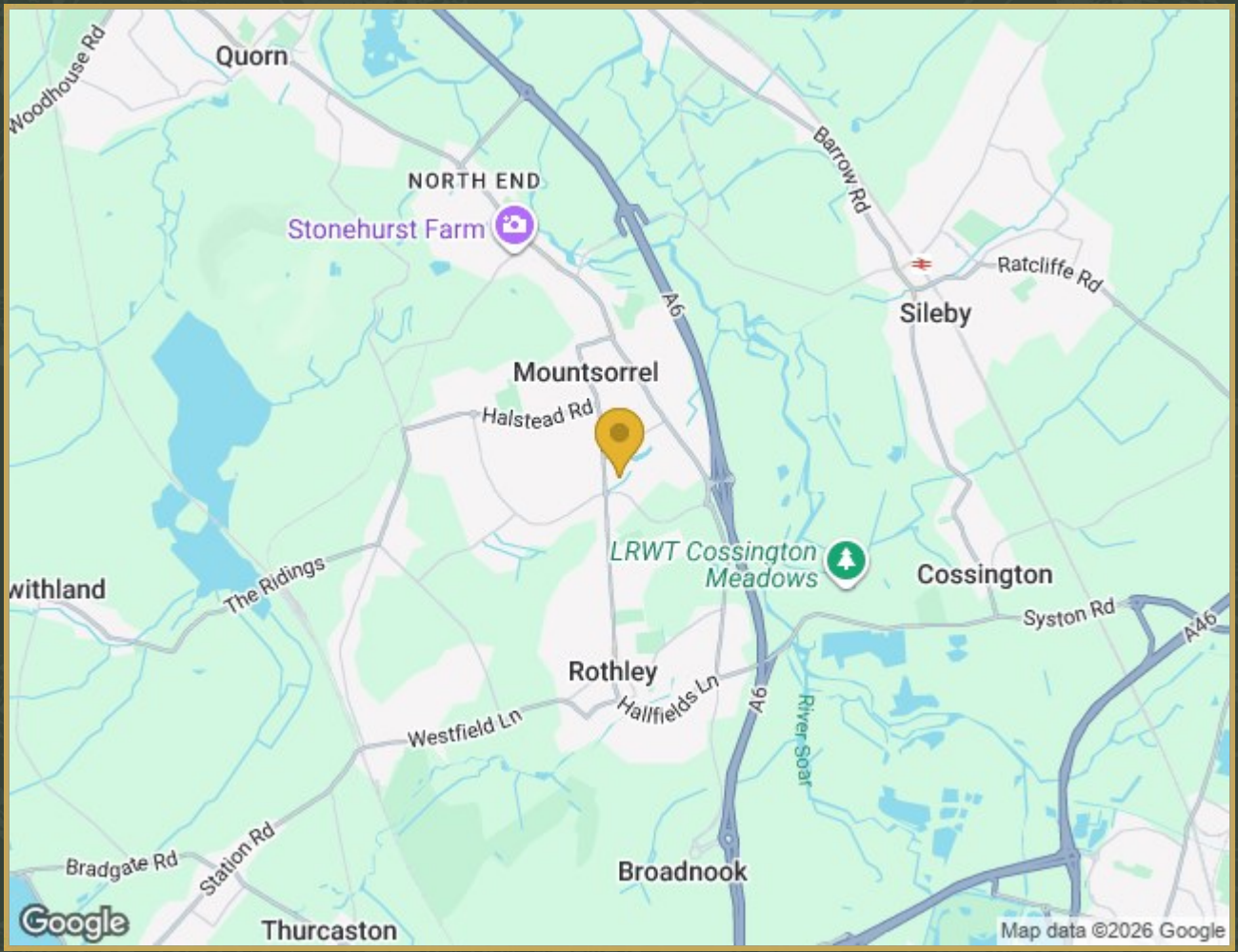
1120.00 sq ft

Property Location



5 Appleyard Close, Rothley, LE7 7XT