

Briar Court, Ashby Road, DE15 0LE  
**Asking Price £675,000**





**\*\*BRAND NEW PROPERTY\*\*** A truly outstanding brand-new executive detached home, this striking five-bedroom property occupies a generous wraparound plot on the ever-popular Ashby Road. Thoughtfully designed with over 2,700 square feet of high-quality living space (excluding the garage), the home combines traditional red brick styling with modern anthracite grey accents to stunning effect. Behind the impressive double-fronted façade lies a light-filled, contemporary interior that has been meticulously finished throughout. With a commanding presence and premium finish, this home offers the perfect blend of size, style, and location — just moments from local schools, amenities, and commuter links.



## Accommodation

Please note, this property has been virtually staged using AI.

On the ground floor, a entrance hall with a beautiful staircase sets the tone for the space and quality found throughout. To the front, two elegant bay-fronted reception rooms offer versatility as a formal lounge, sitting room or dining space, while to the rear, a truly show-stopping open-plan kitchen, dining and family area spans the full width of the home. Designed for modern living and entertaining, the kitchen features sleek, handleless cabinetry, quartz worktops ( to be installed ), a central island and a full range of integrated appliances ( to be installed ), all finished to an exceptional standard. This impressive space flows seamlessly to the landscaped rear garden via large bi-fold doors. A separate utility room, guest cloakroom/WC, and internal access to the integrated double garage complete the downstairs layout.

Upstairs, the spacious galleried landing leads to five generously sized double bedrooms, offering ample space for growing families or working from home. The principal bedroom suite includes a dedicated dressing area and a luxurious en-suite shower room with walk-in spa style shower and twin basins, while the second bedroom also benefits from its own stylish en-suite. The remaining three bedrooms are served by a beautifully appointed family bathroom, featuring a bath, contemporary tiling, and a separate rainfall shower.

Outside, the property is set well back from the road

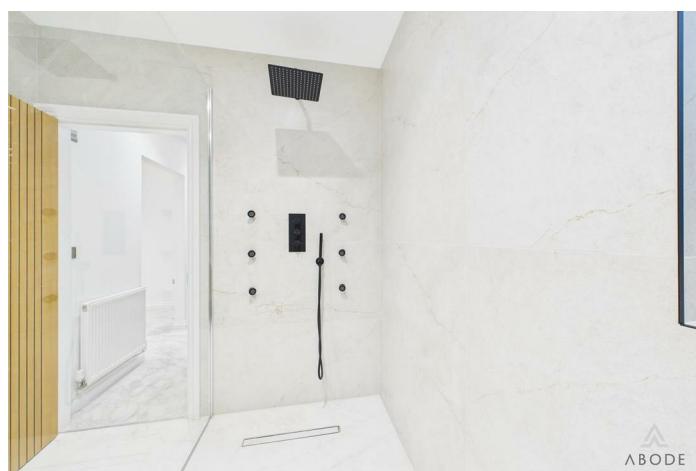
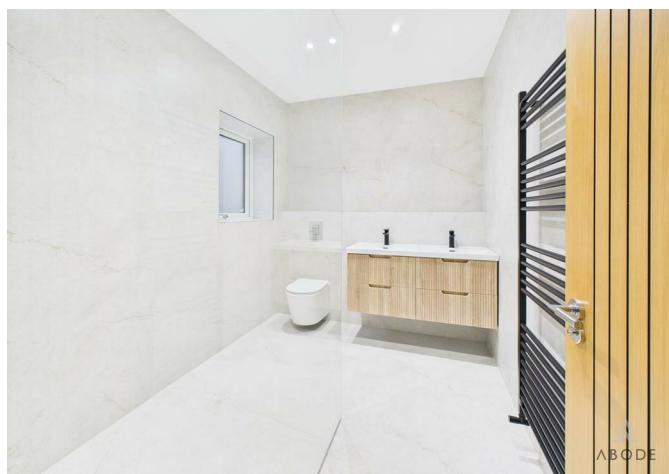


behind a walled boundary, with a large tarmac driveway providing ample off-road parking in addition to the double garage. The rear garden is both spacious and secure, thoughtfully landscaped with an expansive porcelain patio, gently tiered lawns and timber-edged borders that create defined spaces for relaxing, entertaining or play. A side terrace offers further outdoor space with privacy fencing, while mature trees and surrounding character homes add to the setting's appeal. Offered with no upward chain and ready for immediate occupation, this exceptional home is a rare opportunity to acquire a truly turnkey property.

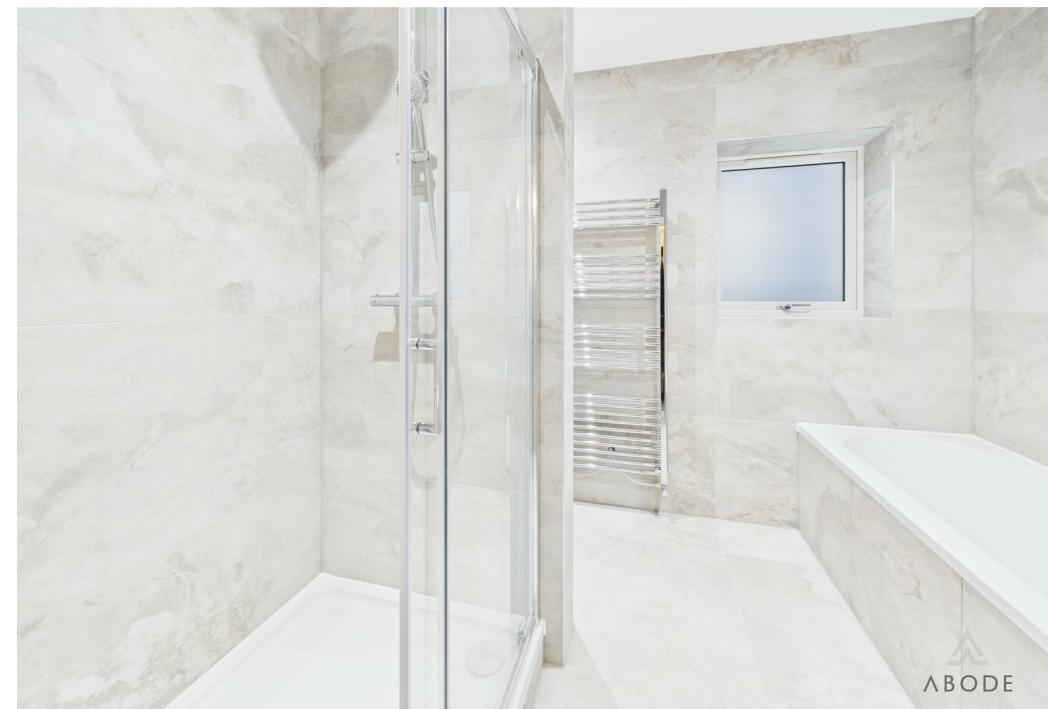
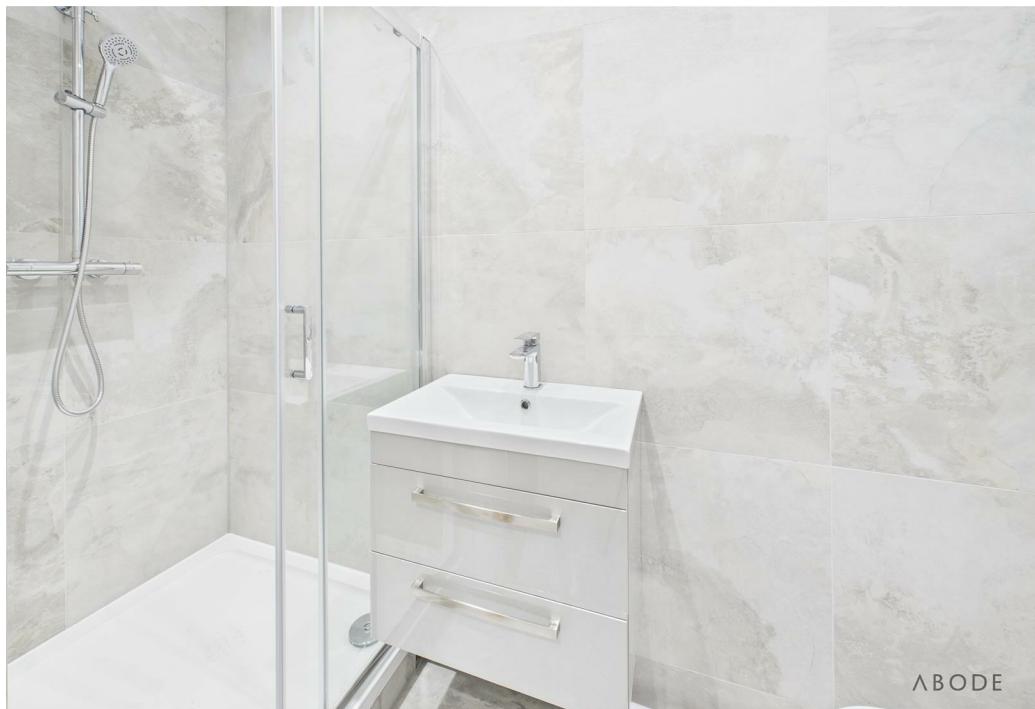


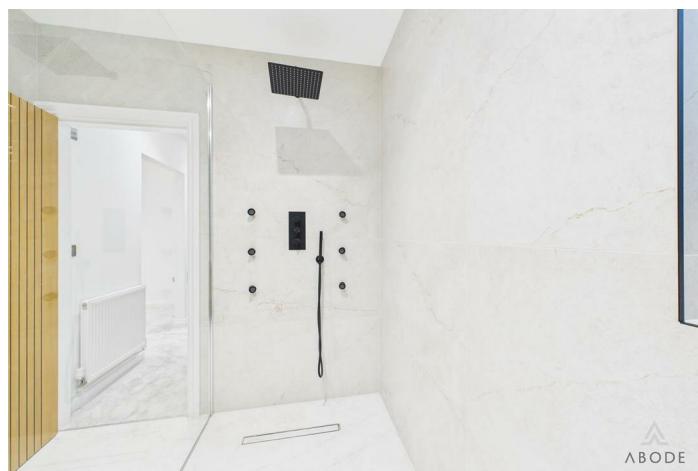
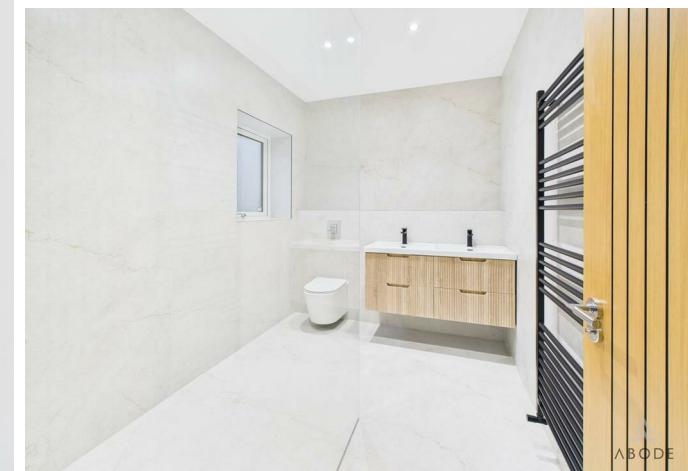








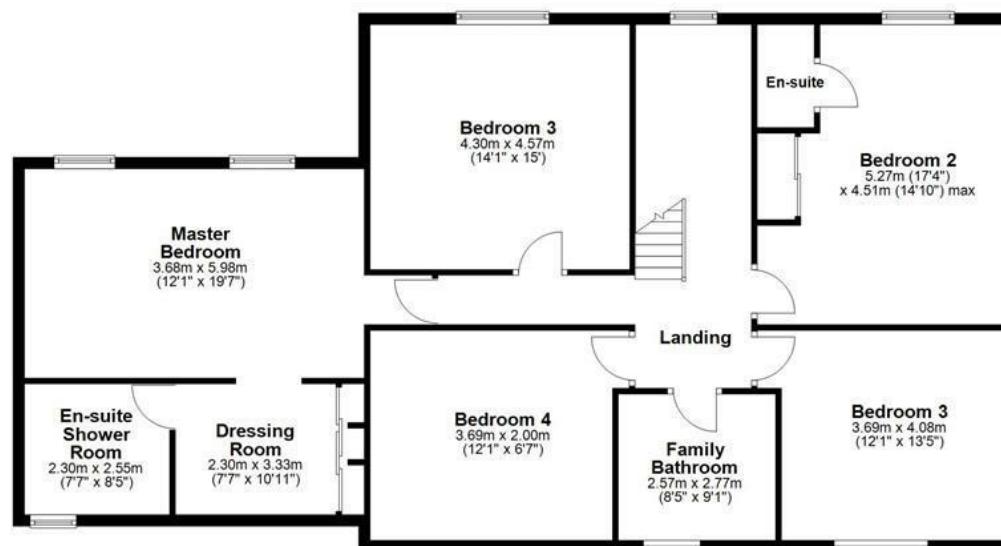




**Ground Floor**  
Approx. 146.6 sq. metres (1577.7 sq. feet)

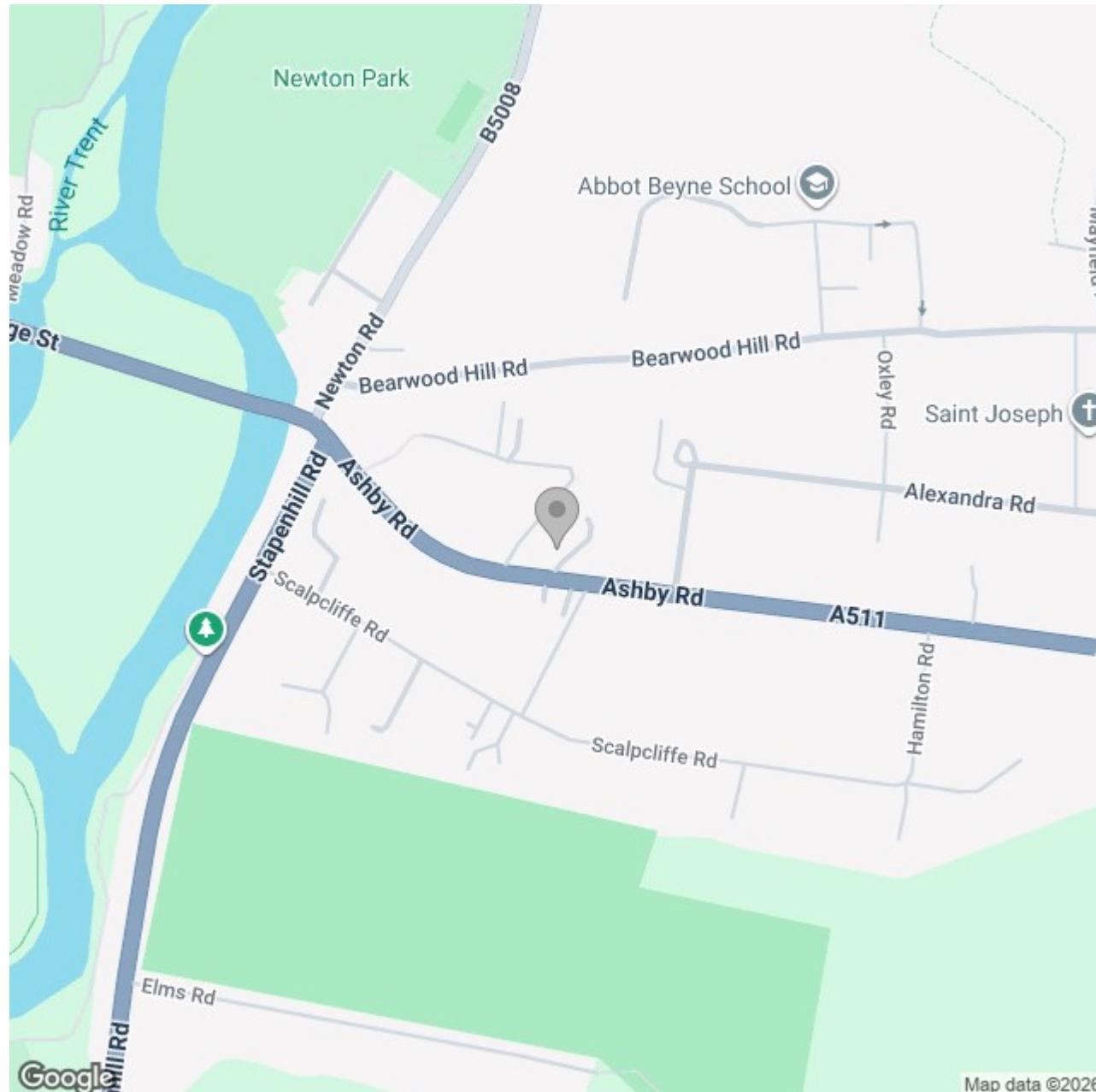


**First Floor**  
Approx. 141.1 sq. metres (1519.1 sq. feet)



Total area: approx. 287.7 sq. metres (3096.9 sq. feet)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	