HOPKINS & DAINTY
ESTATE AGENTS

# Wright Street, Coalville, LE67 2LP

## £425,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning four double bedroom detached family home. Set on this popular modern estate built in 2023 by David Wilson Homes to their Winstone specification. This is a great home that would suit a growing family and has been very well maintained by the current owners, with the added benefit of of a delightful landscaped rear garden.

With ample driveway parking and a DOUBLE GARAGE, the accommodation comprises: reception hallway, lounge, dining room, study, kitchen/breakfast room, utility room and a guest WC. On the first floor, the gallery landing provides access to four double bedrooms. The master having a dressing area with fitted wardrobes and an En-suite bath/shower room. Bedroom two is also served with an En-Suite shower room and there is a separate family bathroom with a four piece suite. The property has gas central heating and double glazing; side driveway parking for four cars, a detached double garage and a lovely rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Reception Hallway

Accessed via a leaded light double glazed entrance door with a further double glazed front window. Stairs rising to the first floor with a storage cupboard under. Amtico flooring, a radiator and doors leading off.

## Kitchen/Breakfast Room

Fantastic L-shaped room, ideal for entertaining and family time.

## Breakfast Area 14'4" x 10'9" (4.39 x 3.29)

With a double glazed bay window and French doors overlooking the rear garden. Amtico flooring, a radiator and ceiling spotlights.

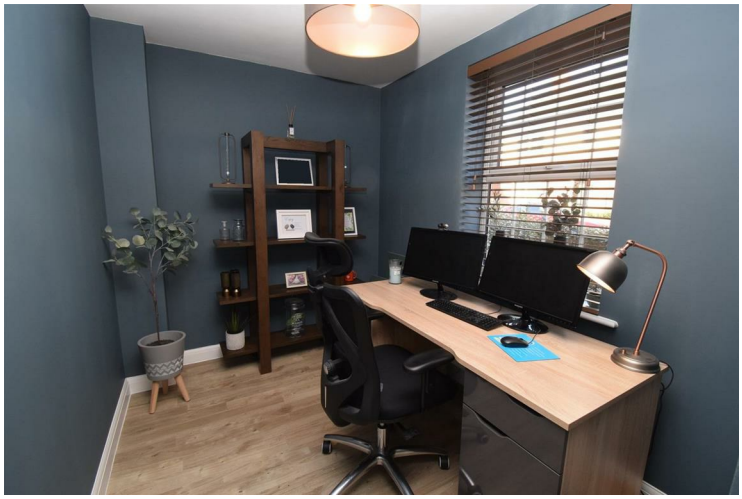
## Kitchen Area 10'6" x 10'2"<14'7" (3.22 x 3.10<4.47)

Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in double electric oven, induction hob and hood along with an integrated dishwasher and fridge/freezer. Amtico flooring, ceiling spotlights, a double glazed rear window and doors leading off.

## Lounge 16'10" x 12'0" (5.15 x 3.66)

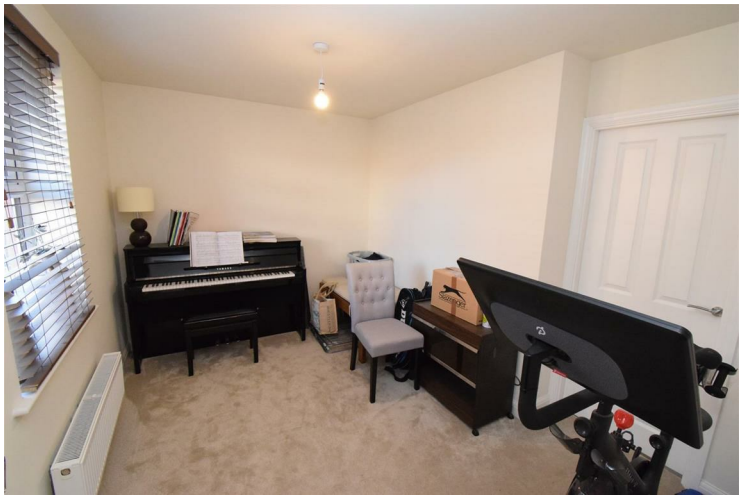
With two radiators and double glazed French doors with side panels opening onto the rear garden.

## Study 9'3" x 7'0" (2.84 x 2.14)



With Amtico flooring, a radiator and double glazed front window.

## Dining Room 11'8" x 8'3" (3.57 x 2.52)



With a radiator, double glazed front window and door through to the kitchen.

## Utility Room 6'8" x 5'2" (2.05 x 1.59)

With fitted base and wall units, worktop space and an inset sink and drainer with a mixer tap. Housing for a washing machine, cupboard housing the wall mounted gas boiler; a radiator, Amtico flooring, ceiling spotlights, an extractor vent and a double glazed side door to the driveway.

## Guest WC

Two piece suite comprising WC and wash hand basin. With tiled splashbacks, Amtico flooring, a radiator, ceiling spotlights and a double glazed front window.

## Gallery Landing

Gallery style landing with a decorative balustrade, radiator, access to the loft space and a built in storage cupboard with the hot water cylinder. Doors leading off.

## Master Bedroom 16'9">13'7" x 11'10" (5.13>4.15 x 3.62)

Generous master bedroom with a radiator, double glazed front window and opening to:

## Dressing Area

With fitted floor to ceiling wardrobes, a radiator, double glazed rear window and spotlights. Door to:

## En-Suite Bathroom 8'6" x 7'2" max. (2.60 x 2.19 max.)

Good size en-suite bathroom with a four piece suite. Comprising bath, shower, wash hand basin and WC. Tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

## Bedroom 2 12'1" x 10'6" max. (3.70 x 3.22 max.)

Second double bedroom with a radiator, double glazed rear window and door to:

## En-Suite Shower Room 8'9" x 3'9" max. (2.67 x 1.16 max.)

Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed side window.

## Bedroom 3 10'11" x 9'5" (3.33 x 2.88)

Third double bedroom with a radiator and double glazed front window.

## Bedroom 4 11'10" x 10'8">9'4" (3.63 x 3.27>2.85)

Fourth double bedroom with a radiator and double glazed front window.

## Family Bathroom 7'2" x 6'7" (2.19 x 2.03)

Four piece suite comprising bath, double shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

## Driveway Parking

To the side of the property there is a double width driveway providing ample off road parking. Access to the double garage and gated entry to the rear garden.

## Double Garage 17'6" x 16'10" max. (5.35 x 5.15 max.)

With two up and over doors, electric light and power connected.

## Rear Garden

Delightful landscaped rear garden with a large patio seating area and lawn garden with planted borders and a feature pergola. Outside tap and lighting, fencing to the boundary. The garden extends behind the garage with a storage area, currently used for housing a hot tub, which is not included in the sale.

## Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £110. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

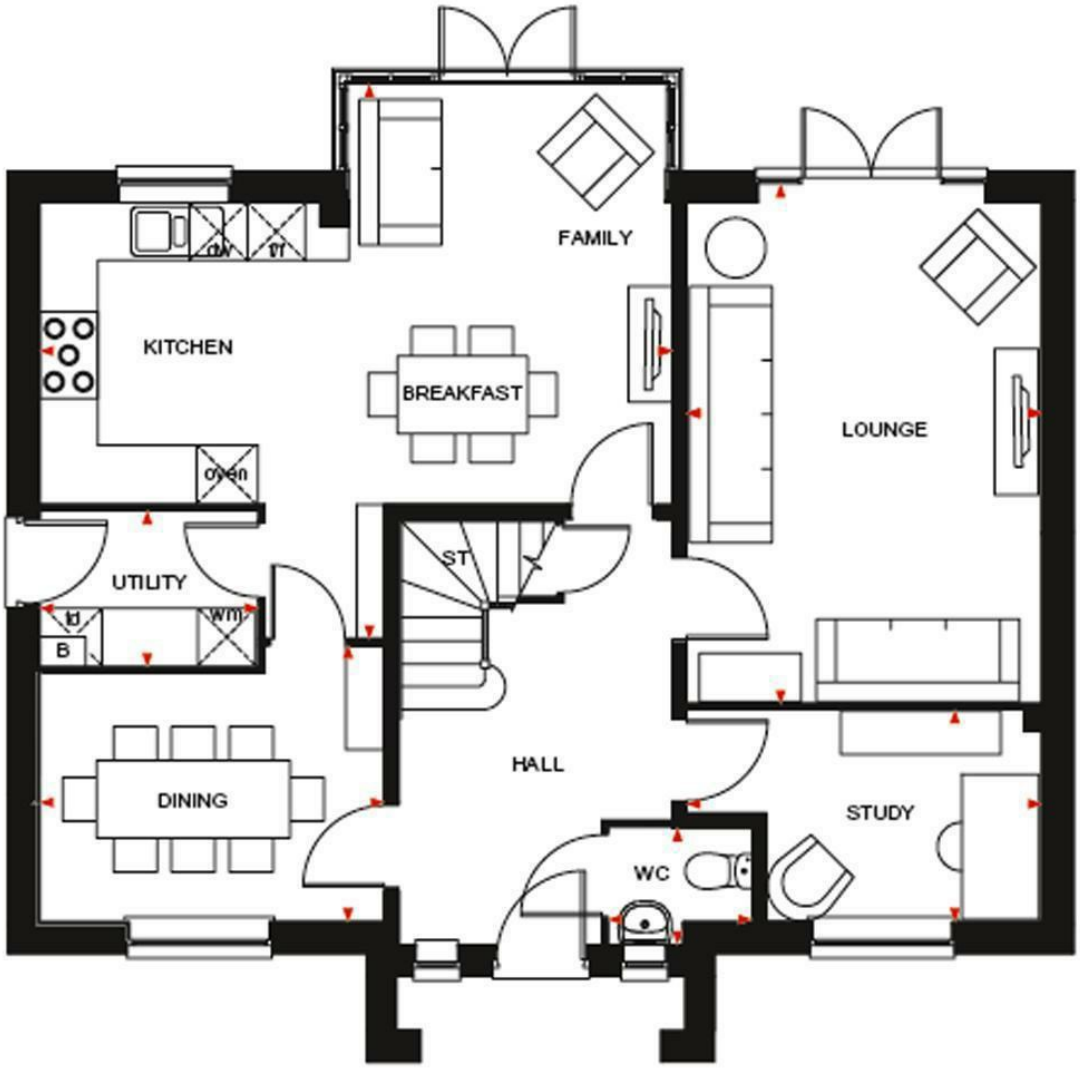
## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

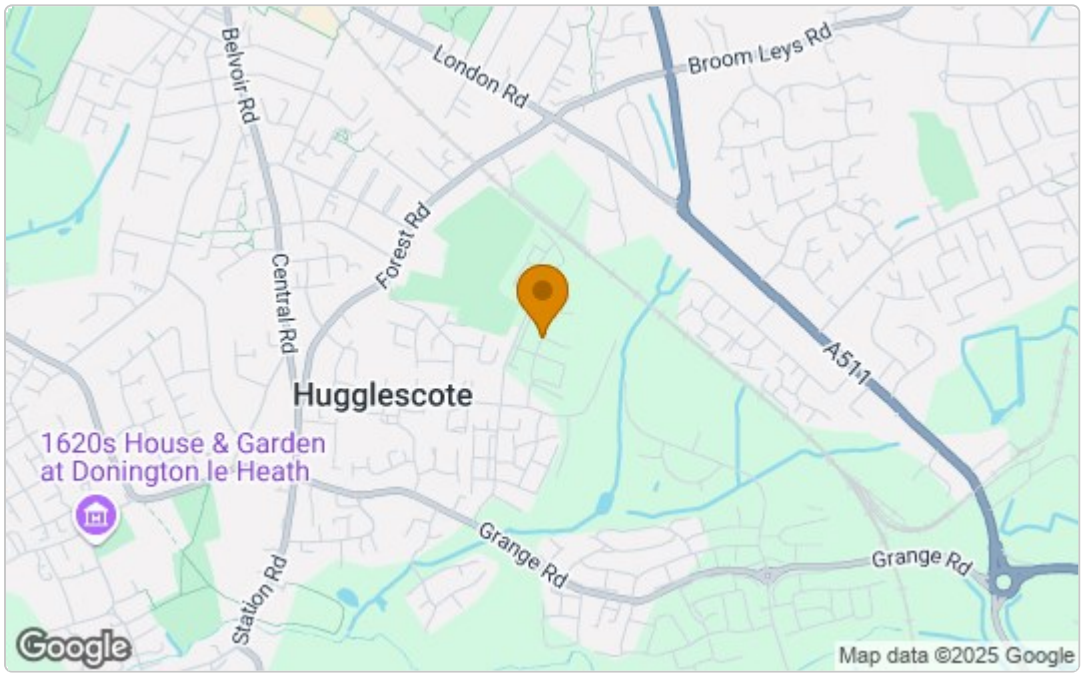
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

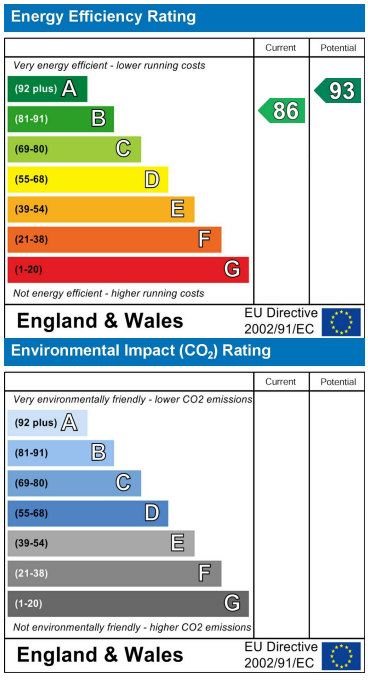
## Floor Plan




## Area Map




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

White Hollows Farm Staunton Lane, Ticknall, DE73 7GZ
**Tel:** 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

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