



HOPKINS & DAINTY

ESTATE AGENTS



Bardon Lea, Coalville, LE67 2BT

£645,000

****PART EXCHANGE CONSIDERED****

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer THE NEWSTEAD. A BRAND NEW DAVIDSONS HOME on the highly desirable BARDON LEA development in Hugglescote.

THE NEWSTEAD is a luxury 5 DOUBLE bedroom detached house, with accommodation arranged over three floors comprising: Entrance hall, WC, IMPRESSIVE open plan kitchen/diner/family room, utility room, study AND separate sitting room. On the first floor there are 4 double bedrooms, the master bedroom benefitting from a dressing room and en-suite shower room and a family bathroom servicing bedrooms, 3, 4 and 5. To the second floor there is bedroom two and a shower room. Private drive for 2 cars and A DOUBLE detached garage.

PART EXCHANGE AVAILABLE.

Please be aware that the photos shown maybe from another version of this house, on the same development and not the actual plot for sale.

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.

THE NEWSTEAD

Inside the property, via the hallway is a most impressive open plan kitchen/dining room/family room with bi-folding doors leading out onto the rear garden and the dining area with a feature vaulted ceiling. The kitchen has been thoughtfully designed to ensure a full range of wall and base units and has integrated appliances. Leading off from the kitchen is a useful utility room. Also to the ground floor is a separate sitting room and study. A cloakroom can also be found on the ground floor, with designer sanitary ware.

On the first floor, there are four double bedrooms, the master suite having the added luxury of a dressing room plus en-suite shower room. There are a further three bedrooms plus a family bathroom which has a four-piece designer suite including a separate shower. There is also another storage space on this floor to help you keep your new home free of clutter. On the second floor is an additional living area, double bedroom two and a shower room. Throughout, the house has double glazed windows and central heating. Outside there is a private driveway for 2 cars and a detached double garage.

Entrance Hall



The front has a feature canopy above the front door and boasts partial cladding and timber detailing. Once inside, the hallway has double doors which open to a dual aspect lounge. The staircase leading to the first-floor features oak hand rails.

Downstairs Cloakroom



The ground floor also includes a cloakroom with designer sanitary ware.

Open plan kitchen/dining room/family room 18'6 x 22'7



However, the hub of this family home is sure to be the kitchen, family room and dining area.

This open plan room features a kitchen area with central island and a separate family seating area ensuring it is a social space for the family to enjoy. The kitchen units include integrated appliances – including oven and extractor fan, microwave dishwasher and fridge freezer.

The dining area which flanks the kitchen is arranged around a feature vaulted ceiling up to the first floor that helps to define the space as a separate room. The lucky homeowner will have the opportunity to hang a chandelier or other statement lighting above the table to make the most of this double-height space.

The bi-folding doors to the rear lead to the enclosed rear garden.

Utility Room 7'6 x 4'9



With plumbing for a washing machine and dryer; and under-stair storage space.

Study 12'2 x 6'9



To the left of the entrance door is a study room with bay window, which could be used as a snug or playroom.

Sitting Room 12'0 x 21'1



With French doors to the rear garden.

The First Floor



Master Bedroom 12'8 x 14'2



The master bedroom on the first floor is reached by a balcony overlooking the dining area. This room has two windows overlooking the garden, and a separate dressing area. The en-suite has designer suite including double shower and Porcelonsa tiles.

Dressing Room 5'5 x 8'9



En-Suite Shower Room 5'7 x 8'7



Bedroom Three 14'1 x 9'11



The further three bedrooms on this floor are all double rooms.

Bedroom Four 8'10 x 10'11



Bedroom Five 11'9 x 10'11



Shower Room 9'9 x 4'7



Bathroom 11'5 x 5'11



The family bathroom again has a designer suite which has a bath and separate shower.

Rear Garden



The Second Floor



Stairs to the top floor lead to every teenager's dream – a feature landing with a sloped ceiling and velux-style windows. This space is ideally suited to become an additional living area, snug or study. Leading off is the fifth double bedroom.

Bedroom Two 12'2 x 8'11



Which again features sloped ceilings and a velux window.

Double Detached Garage



DAVIDSONS HOMES

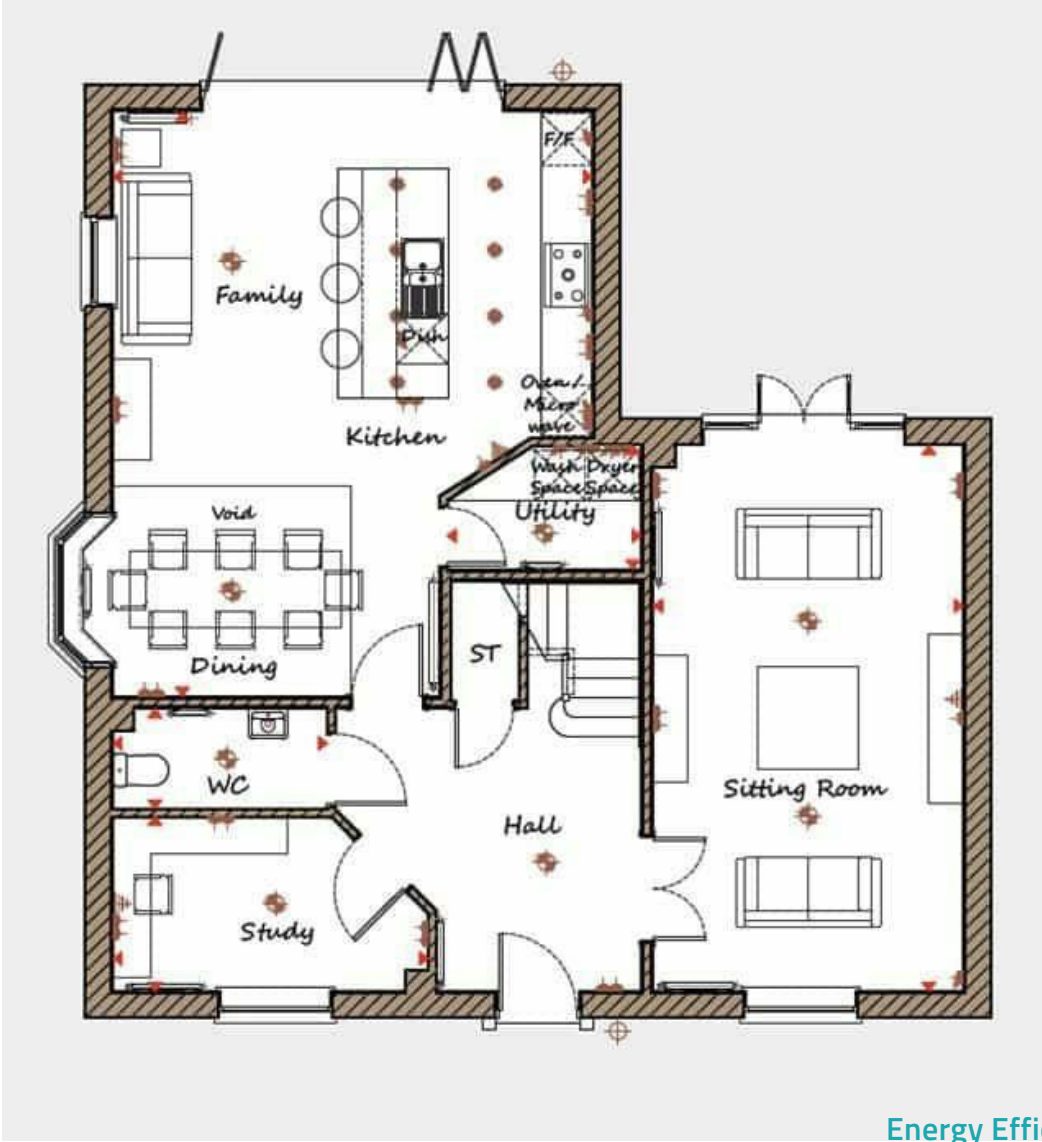
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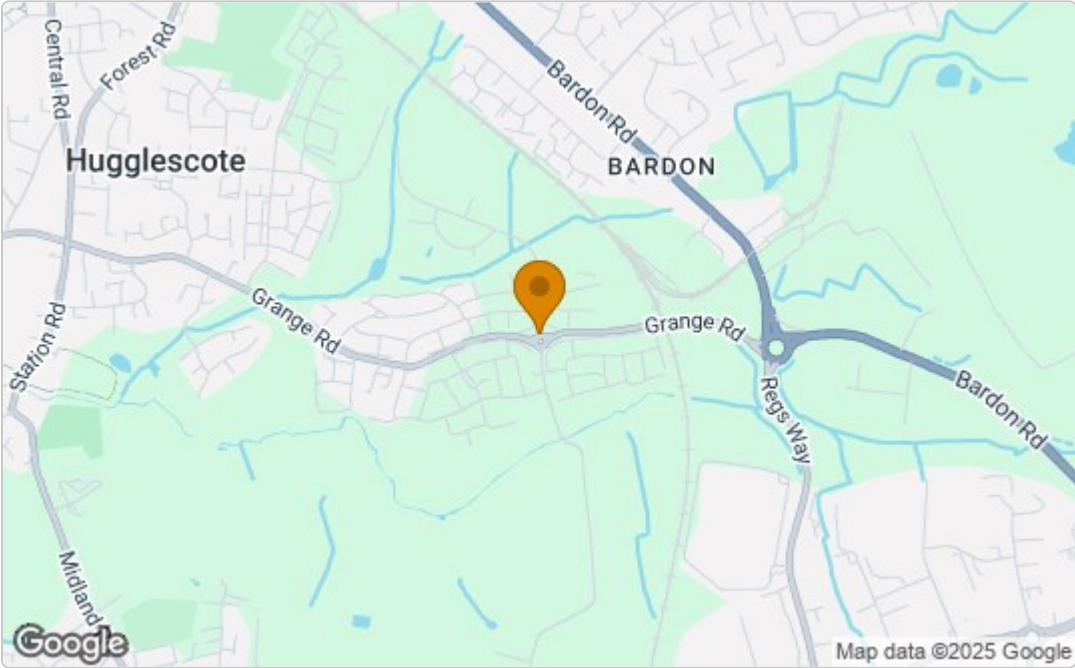
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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