



Murphy Drive

Bagworth

Asking Price £485,000



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Tenure
Freehold

Accommodation Details

External and Approach

Located at the far end of Murphy Drive along a private driveway leading to three properties you will find this stunning four bedroom detached house with double garage and parking for multiple vehicles. Located in a private spot, looking out over national forest land. The tarmac drive leads up to a double driveway with gravelled front entrance, edged with sleepers and a paved path leading up to the front door.

Entrance Hall

15'0" x 12'9" (4.58 x 3.90)

As you enter the property, you come into a very large and open entrance hall. This area is decorated in a soft grey with white skirting boards and architrave and cream tiles fitted to the floor. With spotlights to the ceiling this area branches off to the dining room, cloakroom, kitchen/diner, large storage cupboard, living room and cloakroom. The stairs leading to the first floor are carpeted and wrap around onto the landing. In the entrance hall, you will also find a large radiator fitted to the wall along with plug sockets and internet points as well as the central heating thermostatic controller.

Cloakroom

A large and convenient cloakroom located by the front door off of the hallway. With the tiles following through in cream from the entrance hall you will find complimenting tiles to half height along with decorative, fun wallpaper. The Cloakroom has a dual flush WC along with porcelain corner hand basin with gold mixer tap and plug. There is also a radiator along with a built-in extractor fan.

Study

15'7" x 10'2" (4.77 x 3.11)

The study is located at the front of the property with a large window looking out over the beautiful national forest. A generous sized room which was originally the dining room and has been decorated in neutral tones with carpet to the floor and painted feature wall. In here you will find multiple plug sockets, wall mounted radiator and pendant ceiling light.

Living Room

21'3" x 12'11" (6.49 x 3.95)

This large 6 1/2 foot long living room is located at the front of the property and access via white double doors. With a large window perfectly framing the beautiful views. There are also wooden double doors leading through to the extension. This room is decorated in a soft green with feature wall and decorative gas fireplace with wooden mantle designed to look like a multi burner. This room has been carpeted in grey with white skirting boards and matching architrave. In the living room you'll find two radiators along with multiple plug sockets and aerial point along with two pendants ceiling lights.

Kitchen Diner

27'7" x 14'6" (8.42 x 4.44)

A large and modern kitchen diner with recently refitted kitchen. With hardwood butchers block style worktops along with grey base units and drawers with silver bar handles. To the floor you will find granite tiles and this room has been decorated with grey and blue mosaic tiles to half height, spotlights to the ceiling along with a studio lights over the breakfast bar and down lighters fitted to the wall at one end. This kitchen has multiple plug sockets along with space for a dishwasher, two integrated AEG ovens along with five burner AEG gas hob and rising AEG electric extractor fan. There is also space for a large american fridge freezer to slot in nicely next to the integrated wine cooler. There is also plenty of natural light with a window behind the black sink and drainer which also has a chrome swan neck mixer tap. The window looks out onto the double driveway and double garage. Leading off from the kitchen is a large pantry cupboard which was previously a utility room. The pantry cupboard has a small worktop, plug sockets, space for an additional fridge and freezer along with plenty of built-in shelving. Beyond the large breakfast bar leads into an open space with two windows looking out into the rear garden giving enough space for a very large dining table. The dining area also has additional plug sockets and aerial points along with studio lights, radiator and a continuation of flooring.

Utility Room

15'7" x 7'0" (4.76 x 2.15)

This fantastic use of space was previously an external passageway leading from the front of the property down the side of the garage into the rear garden. This fabulous extension has added an entrance way to the garage without having to go outside and has given more space for a large utility room. With a continuation of

flooring from the kitchen diner into an open space with Velux windows. From the front of the property you can enter this Utility Room through a composite door and follow through into the garden through a white UPVC door with glass panel. This room is decorated in white with pine skirting boards, modern tall dark grey radiator, butcher block style worktops along with cream base and wall units with silver handles and plumbing for a washing machine. There is also a chrome sink and drainer with swan neck mixer tap and like the kitchen the tiling has continued through to half height. Another fabulous feature of this room is the entrance from the kitchen diner through the pine glass panelled door with glass bricks running down the side of the entranceway.

Sun Room

19'9" x 14'7" (6.04 x 4.47)

This fabulous recent addition to the property really opens up the rear of the house and promotes family time. With the kitchen diner flooring following through, this area also has under floor heating and decorated in white. You will find spotlights to the ceiling perfectly framing the large skylight, which allows in plenty of natural light combined with the modern bi folding doors leading out into the rear garden. This sunroom comes with multiple plug sockets its own thermostatic controller and controls for the lighting in the rear garden.

Stairs and Landing

Leading up to the first floor, you will find a wide, wraparound, carpeted stairway with white railings and wooden handrails. Half way up the stairs is a small window looking out over the rear garden and the stairs take you further onto the landing space which branches off to 4 bedrooms, airing cupboard and family bathroom. The landing is decorated in a soft green, with wall mounted radiator and blue feature wall you will also find two pendant ceiling lights.

Bedroom One

21'9" x 15'0" (6.63 x 4.59)

Located at the rear of the property, bedroom one leads from a dressing area with double wardrobes and wall mounted radiator along with a single pendants ceiling light. This further leads on into a very large main bedroom with cream carpets and decorated in white with a wallpapered feature wall, Velux window and further window looking out onto the rear garden and extension. In the main bedroom area is an additional double wardrobe and a central pendant ceiling light.

Ensuite

9'6" x 6'2" (2.90 x 1.88)

A very unusually large, four piece ensuite bathroom. In here you will find a large shower cubicle, full size bath, dual flush WC, full-size white hand basin with chrome mixer tap along with wall mounted thermostatic controlled radiator and mirror fronted cabinet. This ensuite also has a window looking out to the side of the property and has been tiled in white marble effect to half height with soft green to the upper half of the walls. In addition are spotlights to the ceiling, ash wood affect laminate flooring and built-in extractor fan along with a double shaving plug socket.

Bedroom Two

12'9" x 10'1" (3.91 x 3.09)

This room is located at the front of the property with a large window looking out over the national forest. Decorated in white with a green feature wall and cream carpets this is a comfortable double bedroom with built-in double wardrobe and leads into its own ensuite shower room.

Ensuite

8'10" x 4'10" (2.71 x 1.49)

With the carpet leading in from bedroom two, you find an ensuite with shower cubicle, hand basin with chrome mixer tap, dual flush WC, built-in extractor fan and window looking out to the side of the property. This room also has a mirror fronted cabinet along with thermostatic controlled radiator, double shaving socket and is tiled to half height,

Bedroom Three

13'7" x 10'0" (4.15 x 3.07)

A further double bedroom located at the front of the property, again with those stunning views. This room has the carpet following through from the landing and has double wardrobes along with pendants ceiling lights, multiple plug sockets, wall mounted thermostatic controlled radiator and plenty of space for a double bed and additional furniture. This room has been decorated in cream with a green feature wall.

Tel: 01530 271313

Bedroom Four

11'3" x 10'4" (3.43 x 3.15)

This room is located at the rear of the property overlooking the sunroom. Another comfortable double bedroom with carpet to the floor and decorated in cream and green. This room also has plenty of space for a double bed along with the built-in double wardrobe and also allows access into the loft. In bedroom four you will find a thermostatic controlled radiator along with multiple plug sockets.

Family Bathroom

10'5" x 10'2" (3.18 x 3.12)

Another very large room with a four piece bathroom suite in the bathroom. You will find a double shower cubicle, full-size bath, wall mounted hand basin with chrome mixer tap, dual flush WC along with mirror fronted cabinets, thermostatic controlled radiator, built-in extractor fan, spotlight to the ceiling and a window looking out onto the national forest. This room has been decorated in cream with half height white tiles and ash wood affect laminate flooring.

Rear Garden

As this house is in a fabulous spot it also comes with a large, east facing rear garden. There are currently mature trees and shrubs planted around the edges with raised flowerbeds and edged shaped lawn with paved patio allowing plenty of space for large garden furniture.

Local Authority and Council Tax Band

Hinkley and Bosworth

Band F

Postcode for SatNavs

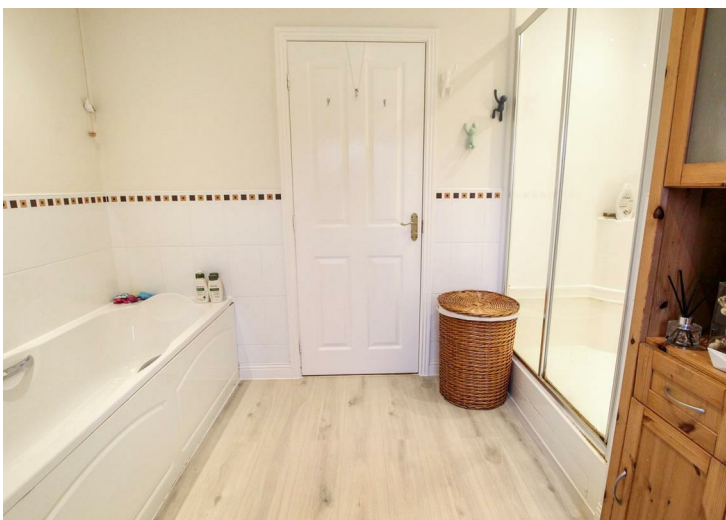
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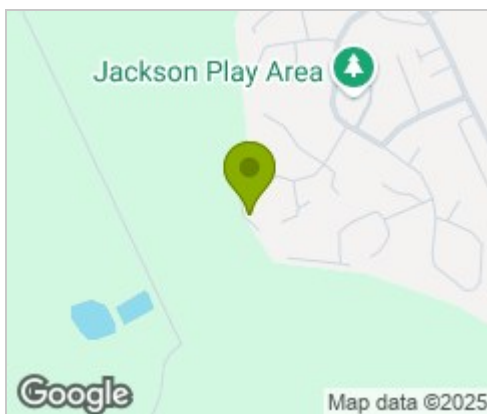
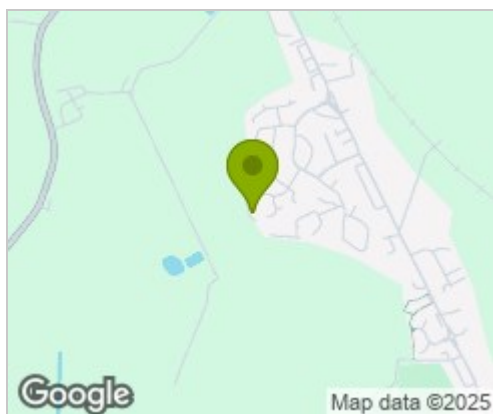
Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

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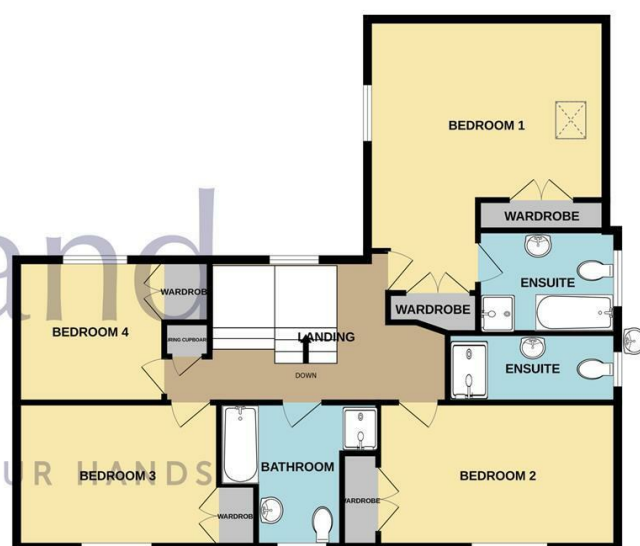




GROUND FLOOR
1526 sq.ft. (141.8 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



MURPHY DRIVE BAGWORTH, COALVILLE LE67 1HR

TOTAL FLOOR AREA : 2637sq.ft. (245.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: F. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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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	79	84
	EU Directive 2002/91/EC	