



3 Brookes Crescent
Hugglescote, Coalville, LE67 2LJ

Offers in the region of £375,000

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Property Description

BUILT IN 2021 and BETTER THAN NEW is this beautifully presented and LOVINGLY ENHANCED, FOUR DOUBLE BEDROOM detached home with wealth of modern accommodation over two floors with a LOVELY SUNLIT, LANDSCAPED, SOUTH FACING REAR GARDEN with large patio, pergola and lawn.

The home is ideal for any growing family who appreciate quality and style with its current owners carrying out UPGRADES BEYOND THE BUILDER'S ORIGINAL SPECIFICATION. An inviting entrance hall provides access to the home and its SPACIOUS BAY FRONTED LIVING ROOM WITH FEATURE MEDIA WALL and wooden slat panelling.

A ground floor STUDY or in the case of this family's requirements, a children's PLAYROOM is adjacent to a conveniently positioned WC. The undoubtable standout feature of this home is its STUNNING OPEN LIVING, KITCHEN DINER, set across the entire rear aspect of the homes with immediate access to the lovely garden.

The kitchen offers a range of light mocha fitted units with elegant worktops and matching breakfast bar. INTEGRATED APPLIANCES include a fridge freezer, dishwasher, double oven and grill with a five-ring gas hob and extractor hood with glass splashback. The open aspect dining area has a large bay with French doors opening onto the garden as well as ensuring a NATURALLY WELL-LIT SPACE with a further seating area allowing for you to COOK, DINE AND CHILL ALL IN ONE LOVELY SPACE. A separate UTILITY with matching units with further space and plumbing for appliances and access to the driveway.

The first floor continues to impress with four AMAZINGLY DISPLAYED BEDROOMS, all of which benefits from a range of FITTED WARDROBES with two out of four having stylish wall panelling. The master bedroom is naturally well lit with dual aspect window in addition to a STUNNING THREE-PIECE EN-SUITE. The first floor is concluded by a further three family bathroom suite.

A DRIVEWAY provides off road parking leading to a DETACHED 19' SINGLE GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR, light and power supply.







ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
11'11" x 15'0" (3.63m x 4.57m)

Study / Play Room
8'11" x 7'5" (2.72m x 2.26m)

Living Dining Kitchen

Kitchen Area
9'1" x 9'9" (2.77m x 2.97m)

Dining / Relaxing
18'10" x 12'5" (5.74m x 3.78m)

Utility Room
5'5" x 5'3" (1.65m x 1.60m)

ON THE FIRST FLOOR

Master Bedroom
11'9" x 10'9" (3.58m x 3.28m)

En-Suite
5'9" x 6'9" (1.75m x 2.06m)

Bedroom Two
12'2" x 10'8" (3.71m x 3.25m)

Bedroom Three
10'7" x 9'1" (3.23m x 2.77m)

Bedroom Four
10'3" x 8'11" (3.12m x 2.72m)

Family Bathroom
6'11" x 5'6" (2.11m x 1.68m)

ON THE OUTSIDE

Front Garden

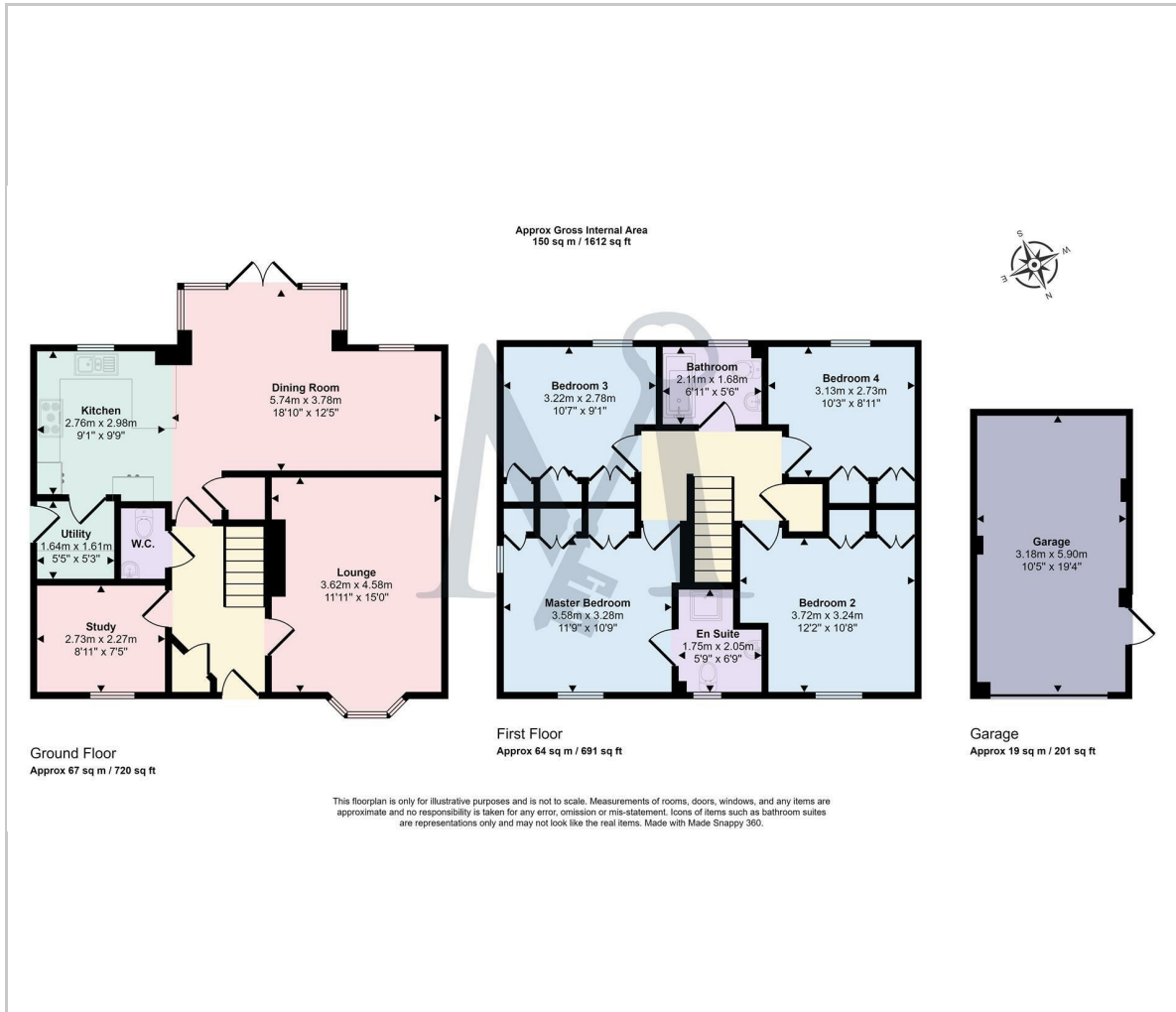
Rear Garden

Driveway

Garage
10'5" x 19'4" (3.18m x 5.89m)



Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

