



75 Coronet Drive  
Ibstock, LE67 6QG

£395,000





## Brief Description

A stunning DOUBLE FRONTED DETACHED HOME, WITH NO UPWARD CHAIN. Built in 2016 by Ashberry Homes, this new build property is set on a popular development in Ibstock and boasts a spacious 1,744 sq ft of living space. With it's TWO RECEPTION ROOMS and a large KITCHEN/BREAKFAST ROOM, SOUTH FACING REAR GARDEN and a 'GARDEN CABIN' with a WOOD FIRED OVEN, it is perfect for any growing family. This property benefits from an efficient gas fired central heating system and UPVC double glazing throughout, therefore ensuring a current excellent EPC rating of B.

Upon entering, you are greeted by an entrance hall leading into a SPACIOUS LOUNGE which stretches the full length of the property. The LARGE KITCHEN/BREAKFAST ROOM can be accessed via the hallway or lounge and is complete with modern appliances, Velux windows - providing natural light and patio doors that lead out to the south-facing rear garden. In addition, a door leading to a separate convenient utility room. Furthermore, there is an OFFICE/PLAY ROOM which is a valuable extra space for a family home and a DOWNSTAIRS WC and STORAGE CUPBOARD to complete the ground floor.

Upstairs, you'll find FOUR WELL-APPOINTED BEDROOMS, including a master bedroom with fitted wardrobes and an EN-SUITE SHOWER ROOM. The family bathroom is fitted with a MODERN THREE PIECE SUITE.

The SOUTH FACING REAR GARDEN is a true delight, mainly laid to lawn with two patio areas which attract the sun, and the fantastic 'Garden Cabin' which is insulated, has power and lighting, as well as a Wood Fired Oven ideal for al fresco dining. To the front, there is APMPLE OFF-ROAD PARKING, and a SINGLE GARAGE with power and lighting.

Located just a short distance from Coalville and Ashby de la Zouch, Ibstock village provides a peaceful retreat with convenient access to major roadways. Enjoy the local amenities, schools, the beautiful NATIONAL FOREST and SENSE VALLEY PARK with footpath and bridleway links through to Jubilee Wood, right at your doorstep.







ON THE GROUND FLOOR

Hallway

Living Room  
23'2 x 11'3 (7.06m x 3.43m)

Office/Playroom  
9'1 x 10'3 (2.77m x 3.12m)

W/C

Kitchen/Breakfast Room  
14'8 x 17'3 (4.47m x 5.26m)

Utility Room  
5'1 x 6'1 (1.55m x 1.85m)

ON THE FIRST FLOOR

Landing

Master Bedroom  
11'4 x 11'3 (3.45m x 3.43m)

En-Suite

Bedroom 2  
11'6 x 11'9 (3.51m x 3.58m)

Bedroom 3  
4'11 x 13'6 (1.50m x 4.11m)

Bedroom 4  
9'6 x 9'10 (2.90m x 3.00m)

Family Bathroom  
6'2 x 6'7 (1.88m x 2.01m)

ON THE OUTSIDE

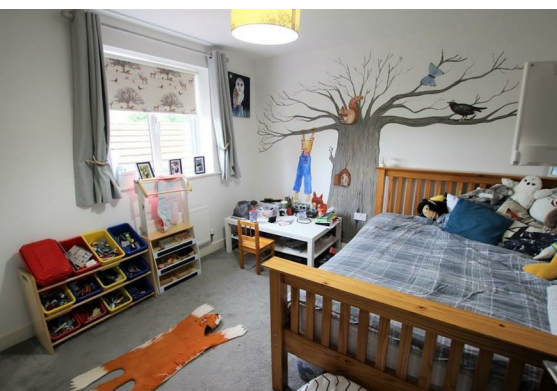
South-Facing Rear Garden

Garden Cabin

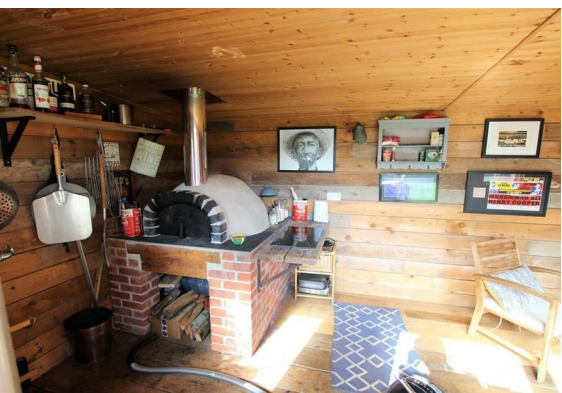
Small Front Garden

Driveway

Single Garage









## 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.

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

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
 Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

## Area Map



## Energy Efficiency Graph

