



2 Usherwood Way, Coalville, LE67 2HN

£595,000



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Brief Description

£595,000

Welcome to this EXTENSIVE DETACHED HOME located off a private drive on the Davidson Homes development within Hugglescote. This property boasts 2 reception rooms, 5 bedrooms, 2 bathrooms and a STUNNING living kitchen diner spread over a spacious 2,000 sq ft.

Upon entering, you are struck by the elegant entrance hall featuring AMTECO FLOORING that sets the tone for the rest of the house. The hallway offers a well-designed space with a GALLERY LANDING, access to a WC and a STUDY complete with built-in furniture, storage, and a double-glazed window adorned with Venetian blinds.

The living room exudes warmth with its feature living flame electric fire and BESPOKE MEDIA WALL. To the rear of the property is an impressive OPEN PLAN LIVING KITCHEN DINER that spans the entire width of the home. This versatile space features distinct areas - a cosy sitting area with French doors opening to the LANDSCAPED GARDEN, a dining area perfect for family gatherings, and a modern kitchen equipped with sleek wall and base units, a central island with QUARTZ WORKTOP, and top-of-the-line integrated appliances including an AEG double oven, fridge freezer, dishwasher, and wine fridge. Attention to detail is evident, with ceiling spotlights, feature pendant lighting, and full-length glass doors. The seamless indoor-outdoor flow creates a welcoming atmosphere, ideal for hosting and everyday living.

Upstairs, the FIVE DOUBLE BEDROOMS, with the master bedroom featuring a WALK-IN WARDROBE and a LUXURIOUS ENSUITE with a double walk-in shower. A stylish four piece family bathroom and feature open gallery landing, add a further touch of sophistication to the property.

Outside, the property truly shines with POCELAIN TILED PATIOS, artificial lawn, and a pergola. This sunlit garden also boasts an OUTSIDE BAR, making it an ideal space for relaxation and entertainment. With PARKING FOR MULTIPLE VEHICLES and a DOUBLE GARAGE with light and power supply, this home offers both luxury and practicality.



ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study 8'11 x 6'6 (2.72m x 1.98m)

Living Room 13'4 x 18'10 (4.06m x 5.74m)

Living Kitchen Diner 33'6 x 15'9 (10.21m x 4.80m)

Utility Room 6'4 x 6'5 (1.93m x 1.96m)

ON THE FIRST FLOOR

Gallery Landing

Master Bedroom 13'4 x 10'11 (4.06m x 3.33m)

Walk-in Wardrobe 6'11 x 6'2 (2.11m x 1.88m)





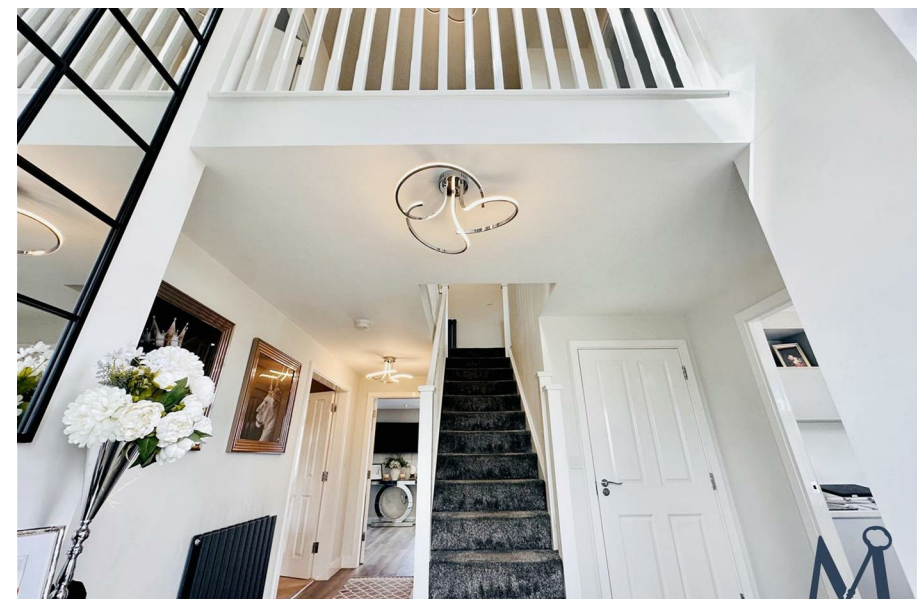
En-suite	5'10 x 7'5 (1.78m x 2.26m)
Bedroom 2	10'6 x 8'7 (3.20m x 2.62m)
Bedroom 3	12'1 8'7 (3.68m 2.62m)
Bedroom 4	11'0 x 8'9 (3.35m x 2.67m)
Bedroom 5	10'2 x 8'7 (3.10m x 2.62m)
4-Piece Family Bathroom	8'4 x 6'3 (2.54m x 1.91m)

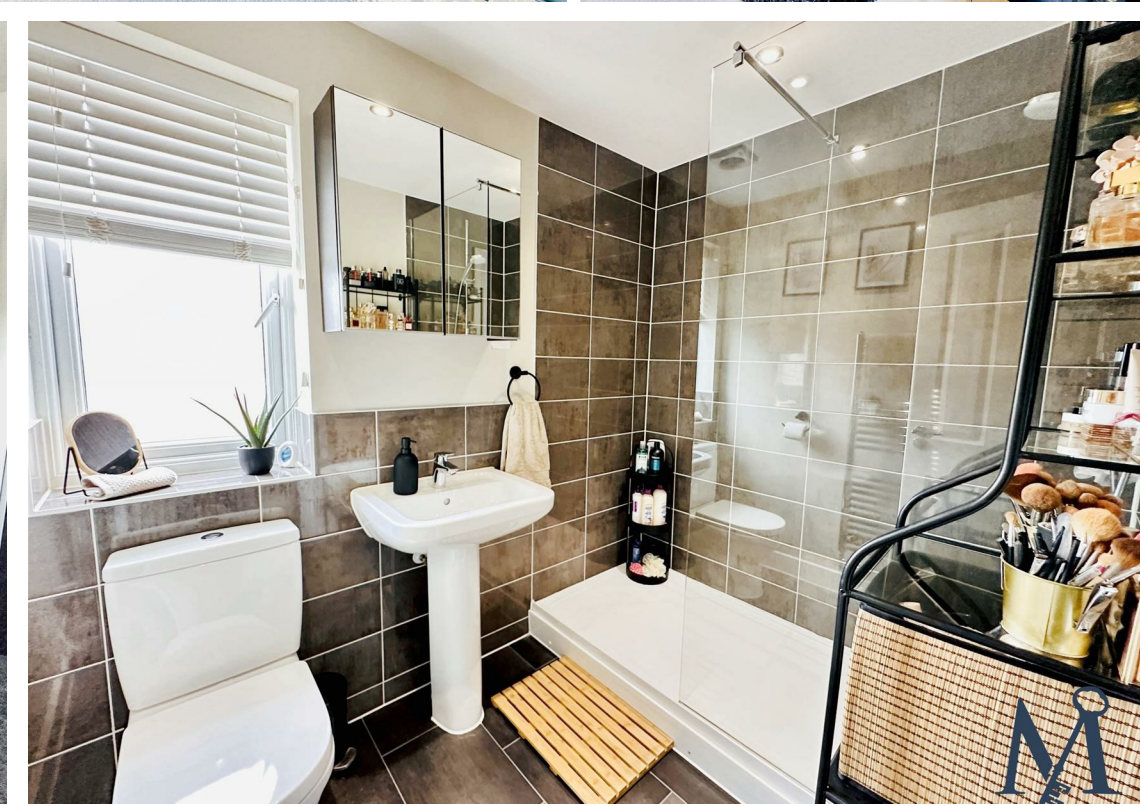
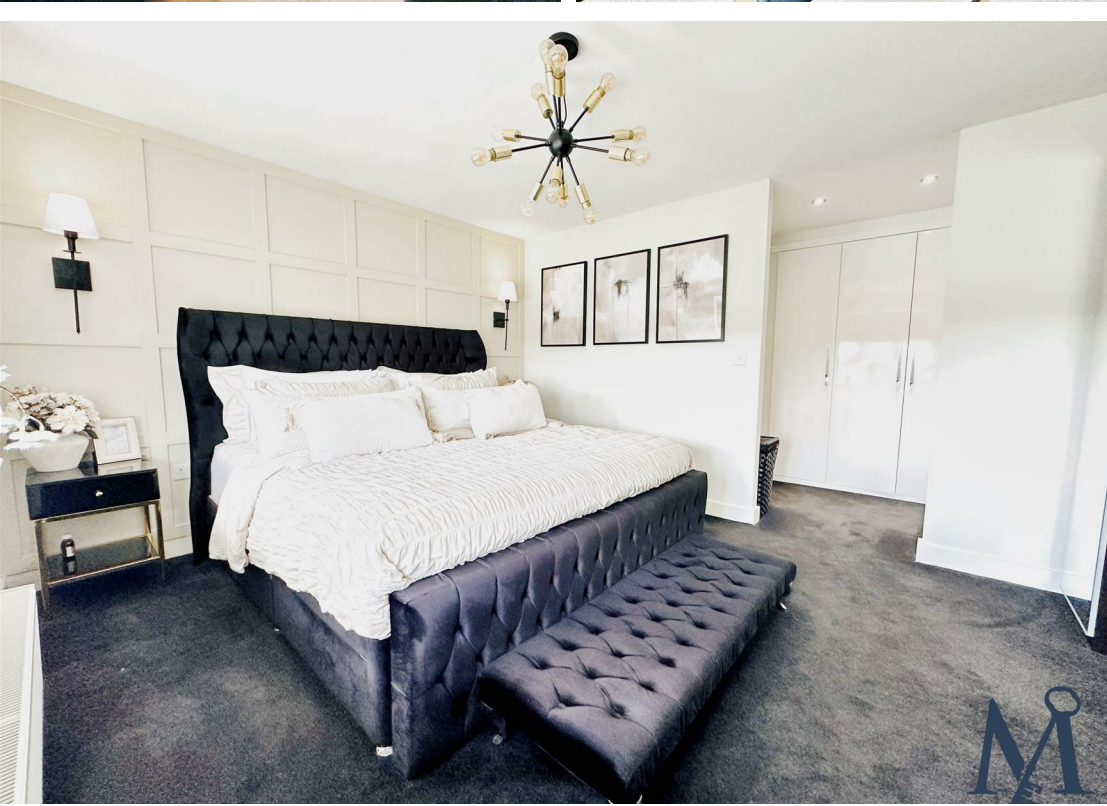
ON THE OUTSIDE

Front Garden	
Rear Garden	
Home Bar	14'5 x 13'3 (4.39m x 4.04m)
Double Driveway	
Double Garage	

Key Features

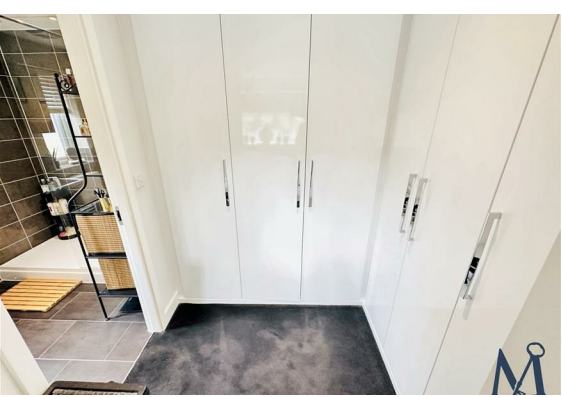
- Substantial Detached Family Home
- Living Room, Study, Downstairs WC and Utility
- Master Suite with Walk-in Wardrobe and Ensuite
- Landscaped Rear Garden with Home Bar
- Double Garage with Light and Power Supply
- Exquisite Living Kitchen Diner
- Five Double Bedrooms
- Gallery Landing
- Double Tarmac Driveway
- Virtual Property Tour Available





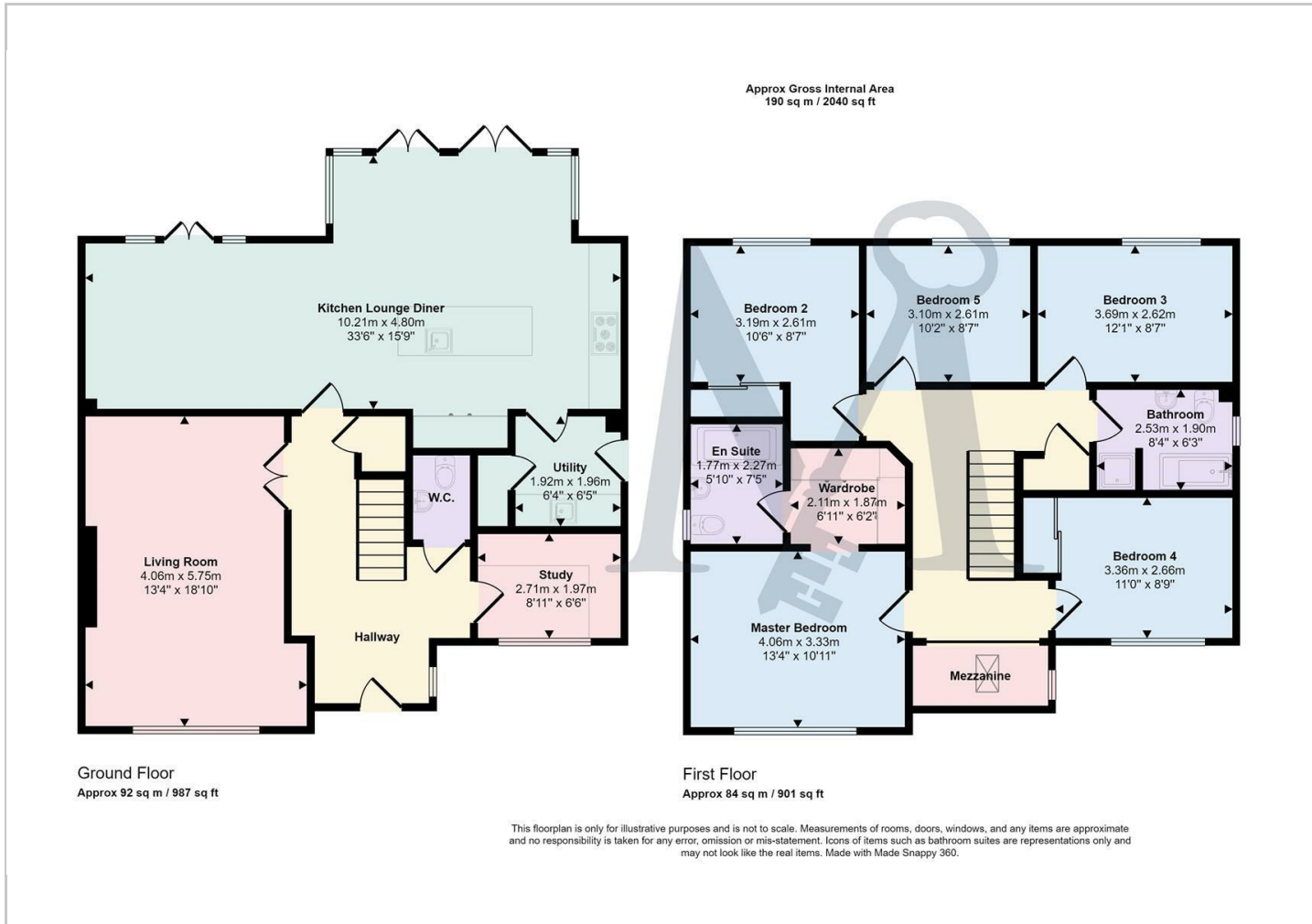


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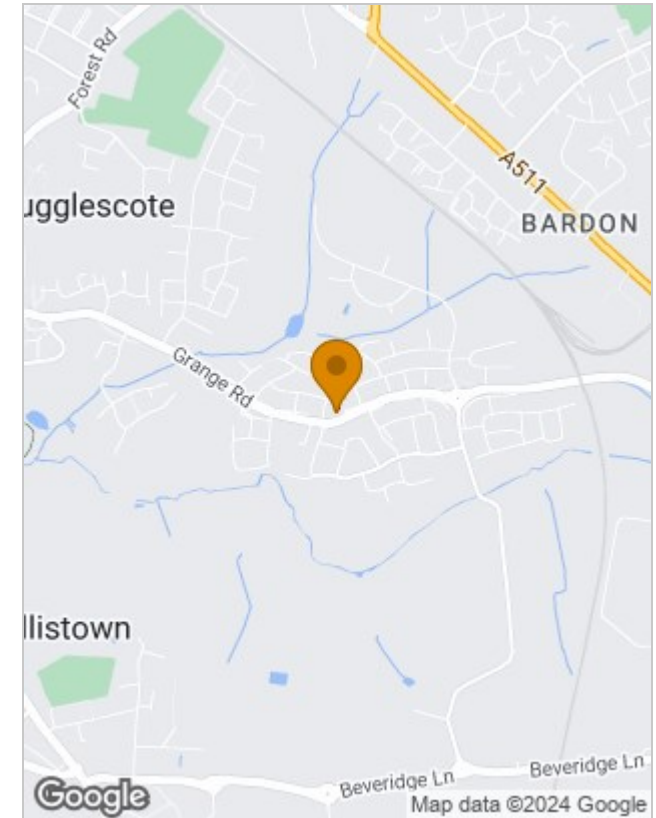




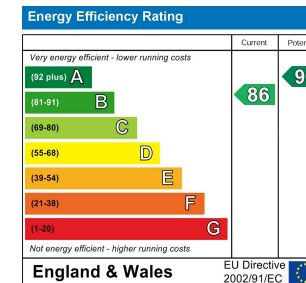
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.