



19 Exmoor Close  
Ellistown, Coalville, LE67 1FP

Offers over £300,000





## Brief Description

Located in a CUL DE SAC on the edge of Ellistown, a BEAUTIFULLY PRESENTED property boasting spacious accommodation and 4 double bedrooms. This EXTENDED DETACHED house offers a comfortable, spacious living space with an immaculate presentation and thoughtful design throughout.

You are greeted by an entrance porch leading to a stylish living room featuring karndean flooring and a delightful multi-fuel burning stove set within a feature fireplace. The living room flows into an inner hall with twin oak doors opening into the modern kitchen diner.

The kitchen has sleek white glass units, with a stylish acrylic worktop, integrated appliances, tiled flooring and views over the rear garden. The OPEN PLAN KITCHEN DINER extends into a LIGHT-FILLED FAMILY ROOM, creating a perfect space for entertaining or relaxing with family. The family room has BIFOLD DOORS that open up to the rear garden, allowing natural light to flood the room. Located adjacent to the kitchen is a UTILITY AREA with additional storage space and access to a ground floor WC.

Upstairs, the landing provides easy access to all first-floor rooms. The master bedroom, with built-in wardrobes offers AMPLE STORAGE SPACE. The MODERN EN-SUITE features a double shower unit, dual flush WC, and a stylish vanity washbasin.

Bedrooms 2, 3, and 4 are generously sized, perfect for a growing family or hosting guests. The FAMILY BATHROOM is equally as impressive, showcasing a stunning 4-piece white suite complete with a FREE-STANDING OVAL BATH and a separate double shower unit.

One of the standout features of this property is the BEAUTIFULLY LANDSCAPED SOUTH FACING rear garden. From the lower paved patio to the artificial lawn, every corner exudes tranquillity and charm. The front driveway provides OFF-ROAD PARKING FOR SEVERAL VEHICLES and leads to a SINGLE GARAGE with built-in shelving, light, and power supply.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Exmoor Close.







## ON THE GROUND FLOOR

Entrance Porch

Living Room  
15'7" x 11'9" (4.75m x 3.58m)

Inner Hallway

Kitchen Diner  
18'8" x 11'3" (5.69m x 3.43m)

Open Plan Family Room  
8'1" x 12'0" (2.46m x 3.66m)

Utility Room  
5'8" x 9'4" (1.73m x 2.84m)

W.C.

## ON THE FIRST FLOOR

Landing

Master Bedroom  
12'5" x 11'4" (3.78m x 3.45m)

En Suite  
3'6" x 8'2" (1.07m x 2.49m)

Bedroom 2  
7'10" x 12'0" (2.39m x 3.66m)

Bedroom 3  
7'11" x 9'11" (2.41m x 3.02m)

Bedroom 4  
8'0" x 8'11" (2.44m x 2.72m)

4 Piece Family Bathroom

## ON THE OUTSIDE

Driveway

Garage  
8'8" x 16'6" (2.64m x 5.03m)

Rear Garden





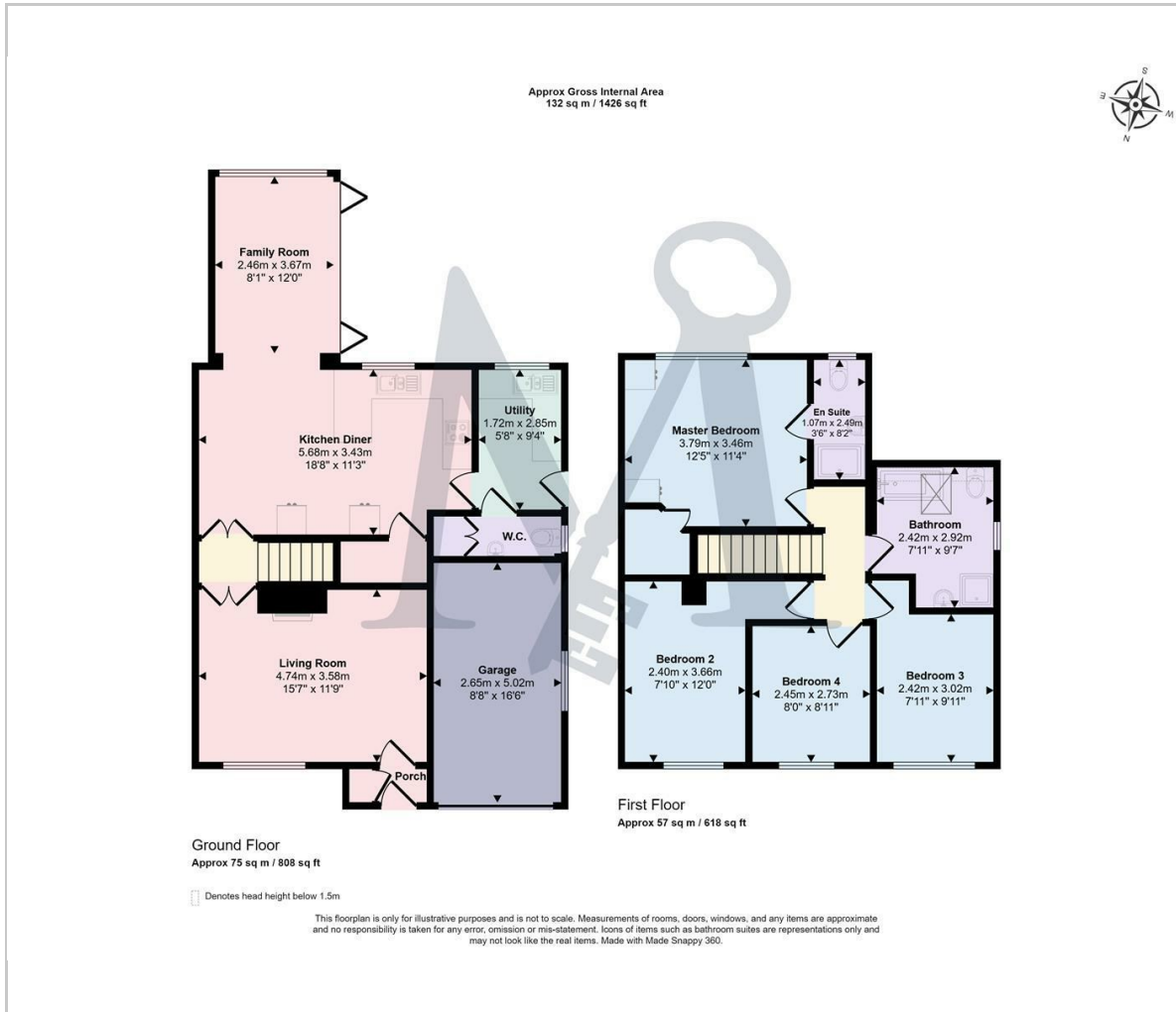








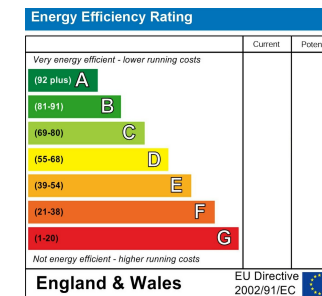
## Floor Plan



## Area Map



## Energy Efficiency 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.

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