



9 Hawley Close
Hugglescote, Coalville, LE67 2BP

£400,000



Brief Description

Built by well-renowned local developer, Cadeby Homes, this immaculately presented, detached family home occupies a quiet, END-OF-CUL-DE-SAC location.

Set over two floors, this property is finished to a HIGH SPECIFICATION with oak doors throughout.

The entrance hall boasts Porcelain tiled flooring and a vaulted ceiling with sky light with stairs rising to the first floor with a useful storage cupboard beneath.

Off the hallway is a ground floor WC as well as access to the living room, which has a feature media wall and built in shelving.

To the rear is a stylish, OPEN PLAN LIVING KITCHEN DINER, which overlooks the rear garden, with French doors providing access and a further Velux sky light flooding the room with light.

Fitted with a range of white gloss cupboards with under unit lighting, the kitchen also has a worktop with inset stainless steel sink and drainer with mixer Hot Tap over and metro tiled splashbacks. There is a breakfast bar, integrated dishwasher, fridge freezer and a SMEG range style double oven and grill with a five ring gas hob and extractor hood above.

The living area leads to a UTILITY ROOM, which has further storage units, worktop and an additional inset stainless steel sink, drainer and metro tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer as well as a side access door to the garden and an internal door to the garage.

To the first floor, a GALLERIED LANDING leads to the master bedroom, which is fitted with a range of wardrobes, as well as an EN-SUITE with double walk-in shower, wc and wash hand basin.

There are three further good sized bedrooms and a four piece bathroom suite, comprising wc, hand basin, panelled bath and double shower.

Externally, a particular feature of the property, is the landscaped garden with lawn and paved patio, planted borders and raised beds. To the front, is a lawned garden, block paved driveway for multiple vehicles leading to a large single GARAGE.

A MUST SEE HOME!!





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
12'4" x 16'4" (3.76m x 4.98m)

Open Plan Living Kitchen Diner

Kitchen Area
20'4" x 13'8" (6.20m x 4.17m)

Dining Area

Family Area
10'3" x 7'11" (3.12m x 2.41m)

Utility Room
9'11" x 8'6" (3.02m x 2.59m)

ON THE FIRST FLOOR

Galleried Landing

Master Bedroom
12'5" x 16'11" (3.78m x 5.16m)

En Suite
5'5" x 8'7" (1.65m x 2.62m)

Bedroom Two
9'11" x 12'1" (3.02m x 3.68m)

Bedroom Three
13'2" x 8'11" (4.01m x 2.72m)

Bedroom Four
9'11" x 8'9" (3.02m x 2.67m)

Family Bathroom
6'9" x 8'10" (2.06m x 2.69m)

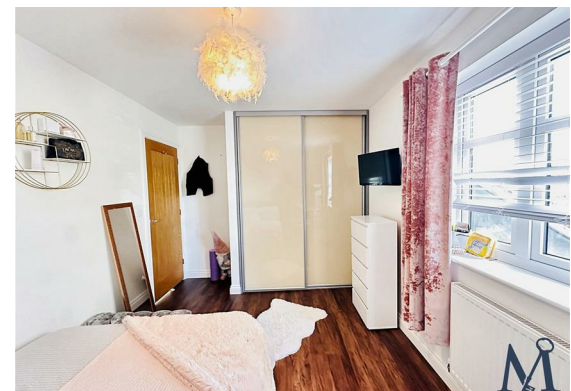
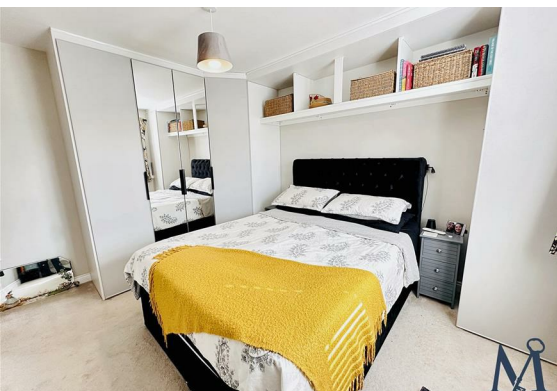
OUTSIDE

Front Garden

Rear Garden

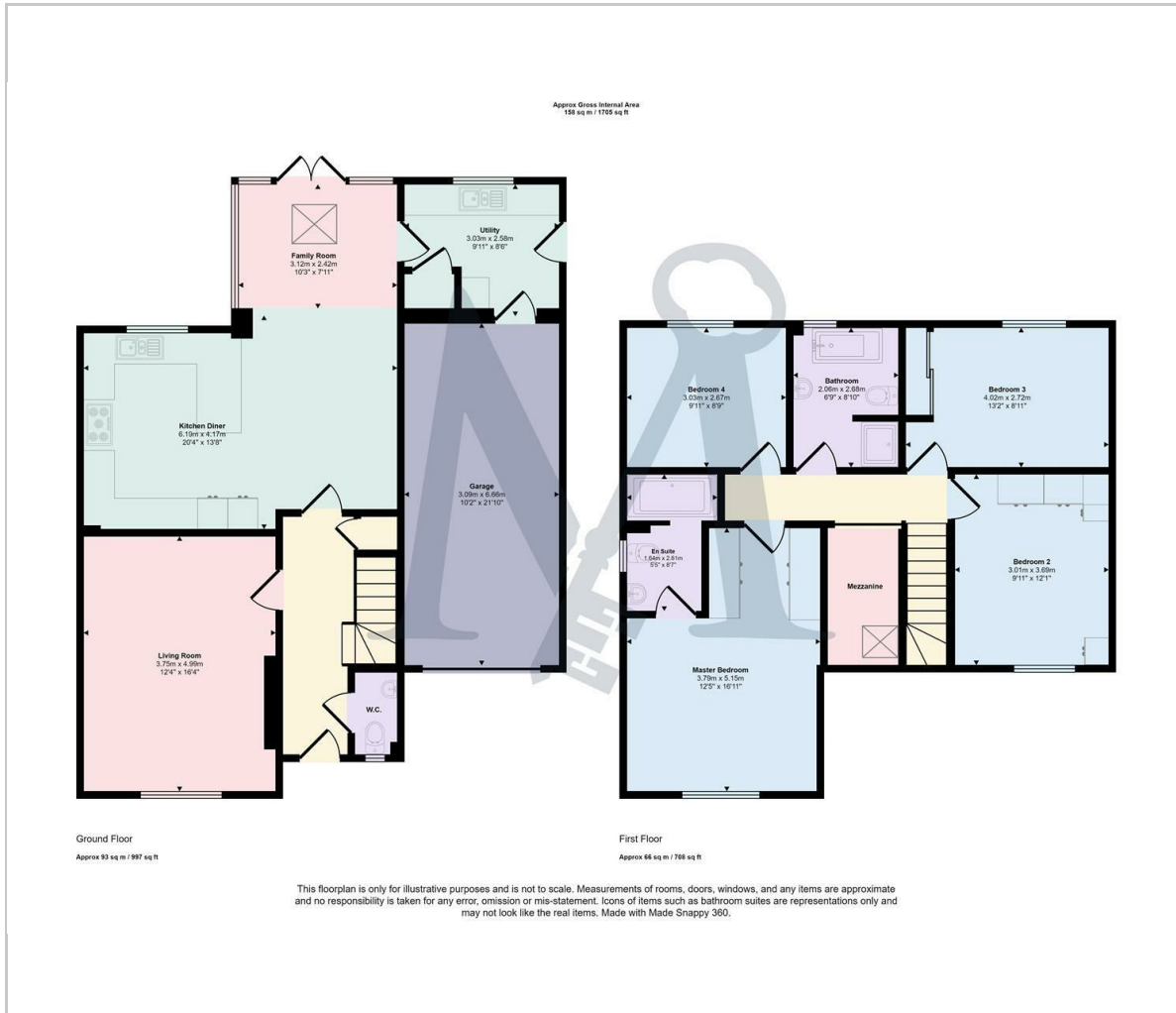
Driveway

Single Garage
10'2" x 21'10" (3.10m x 6.65m)





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

