



1 Walter Pettitt Way, Coalville, LE67 2NZ

Offers over £500,000





Brief Description

This STUNNING EXECUTIVE DETACHED 'CASTLETON' EDITION HOME built by Davidson Homes in 2022. This property has been thoughtfully enhanced by the current owners, making it TRULY BETTER THAN NEW, offering major fixtures and fittings, a beautifully landscaped garden & AIR CONDITIONING SYSTEM.

A welcoming entrance hall features ELEGANT AMTICO FLOORING that flows throughout much of the ground floor. The layout includes a convenient ground floor WC, a dedicated STUDY, and a spacious living room adorned with a large front-facing window and STYLISH WALL PANELING. The living room is further complemented by a wall-mounted air conditioning system.

At the heart of the home lies the IMPRESSIVE OPEN-PLAN LIVING KITCHEN DINER, which is bathed in natural light thanks to its glazed rear elevation and two sets of French doors. This area has ample space for a large dining table and a family living area, all enhanced by MODERN spotlighting and pendant lighting. The kitchen features a range of contemporary shaker-style light grey units, a quartz worktop, and a central island breakfast bar equipped with integrated AEG appliances, including a double oven, dishwasher, and fridge freezer.

The first floor is equally impressive, with FOUR DOUBLE BEDROOMS, including a master suite with AIR CONDITIONING, an en suite and dressing area, as well as a second bedroom with its own en suite. The family bathroom is a luxurious four-piece suite, complete with a panel bath, separate shower unit, and stylish finish.

Externally, the BEAUTIFULLY LANDSCAPED garden has been meticulously designed, featuring a large Indian sandstone patio, lush lawn, and decorative stone borders, all enclosed by fencing with side gate access.

The front garden features planted borders and paved pathway to the front door. The double-width driveway, complete with a turning point, provides off-road parking for several vehicles with EV charging point. Furthermore, the detached double garage offers additional storage or parking.



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ON THE GROUND FLOOR

Entrance Hall	
Cloak Room / WC	4'0" x 5'8" (1.22m x 1.73m)
Study	10'7" x 5'8" (3.23m x 1.73m)
Living Room	11'8" x 17'5" (3.56m x 5.31m)
Kitchen Diner	18'5" x 20'0 (5.61m x 6.10m)
Living Area	11'8" x 8'7" (3.56m x 2.62m)
Utility Room	6'0" x 5'6" (1.83m x 1.68m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'11" x 12'4" (3.63m x 3.76m)



Dressing Area	7'1" x 4'9" (2.16m x 1.45m)
En-Suite	7'9" x 10'1" (2.36m x 3.07m)
Bedroom 2	10'2" x 10'1" (3.10m x 3.07m)
En-Suite 2	4'10" x 6'6" (1.47m x 1.98m)
Bedroom 3	10'2" x 9'3" (3.10m x 2.82m)
Bedroom 4	12'8" x 8'10" (3.86m x 2.69m)
Family Bathroom	6'11" x 8'9" (2.11m x 2.67m)

ON THE OUTSIDE

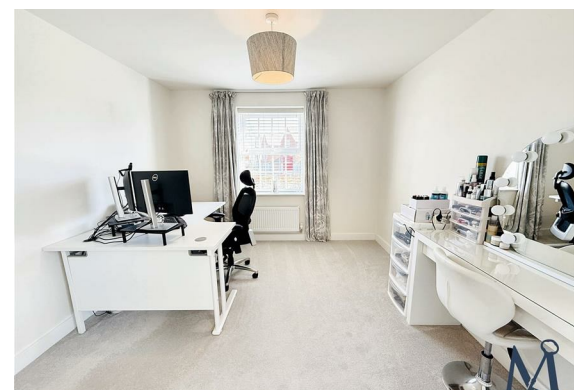
Rear Garden	
Front Garden	
Driveway	
Double Garage	17'3" x 17'4" (5.26m x 5.28m)

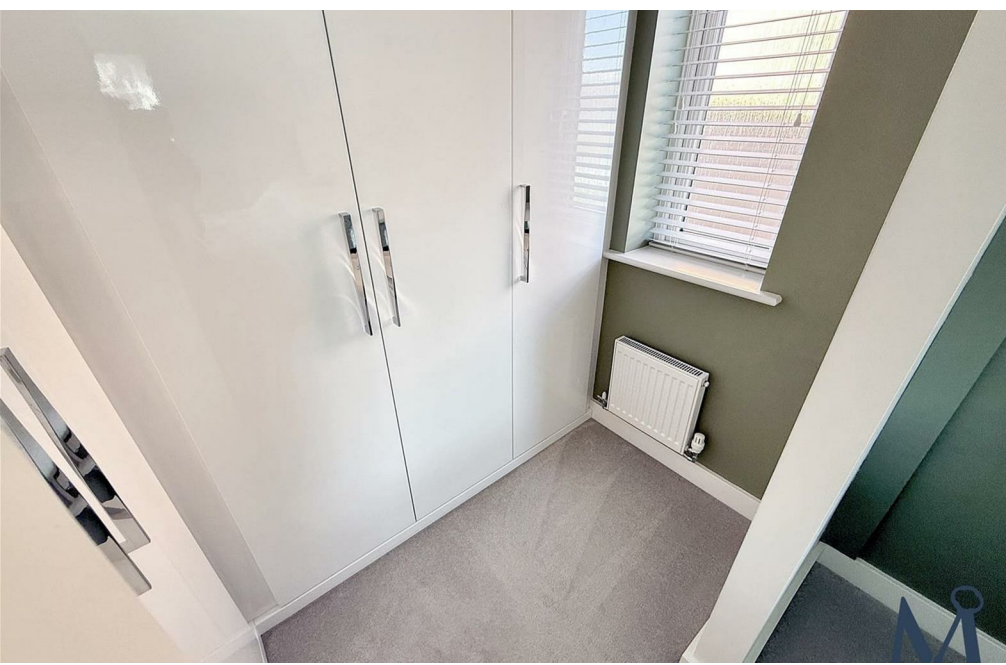
Key Features

- Four Double Bedroom Castleton Design
- Four Piece Family Bathroom
- Upgraded Air Conditioning System
- Double Width Driveway and Turning Point
- Edge Of Development Position
- Stunning Open Plan Living, Kitchen, Diner
- Two En-Suite Shower Rooms
- Fully Landscaped Rear Garden Plot
- Detached Double Garage
- Significant Upgrades From Builders Specification





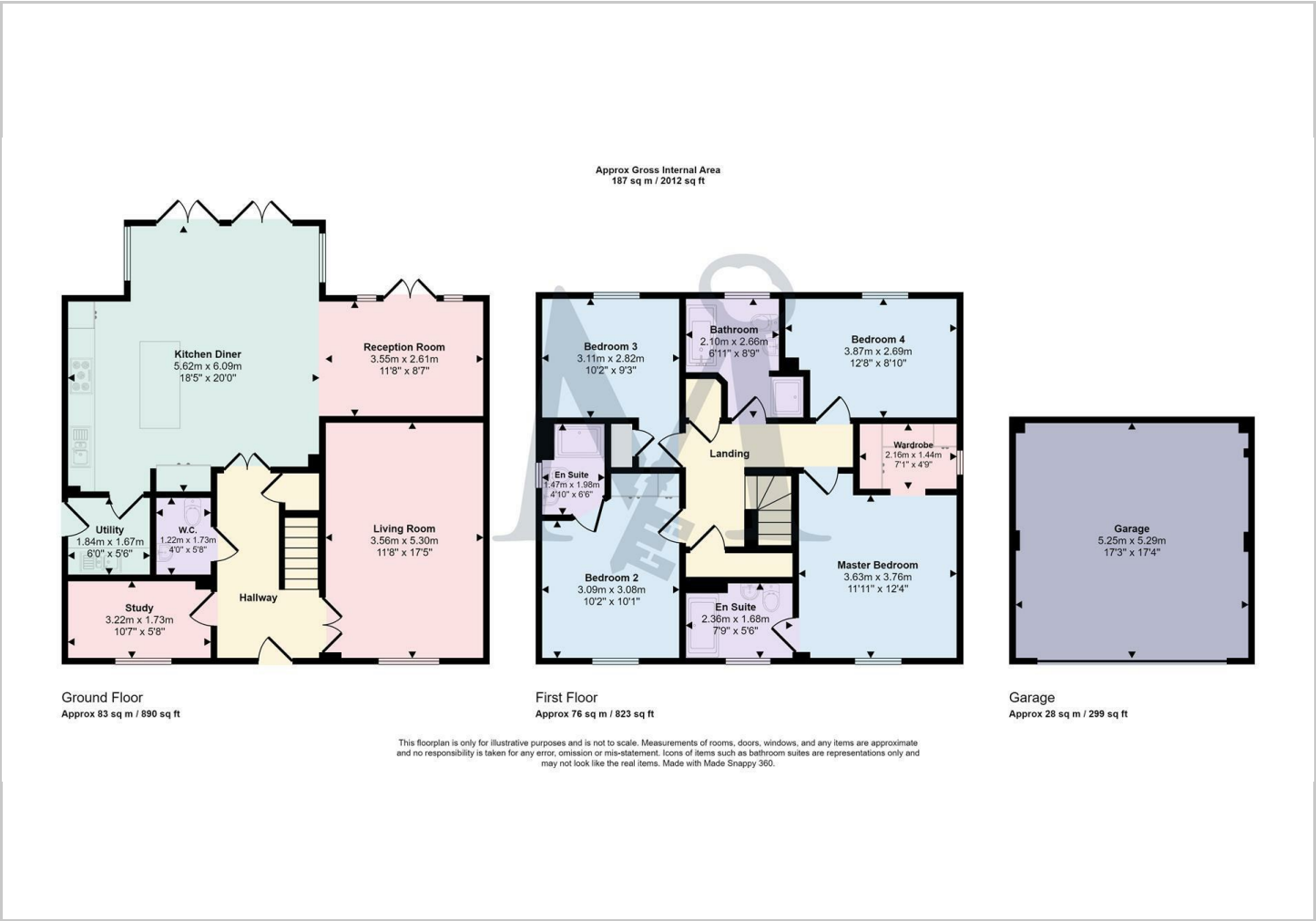








Floor Plans



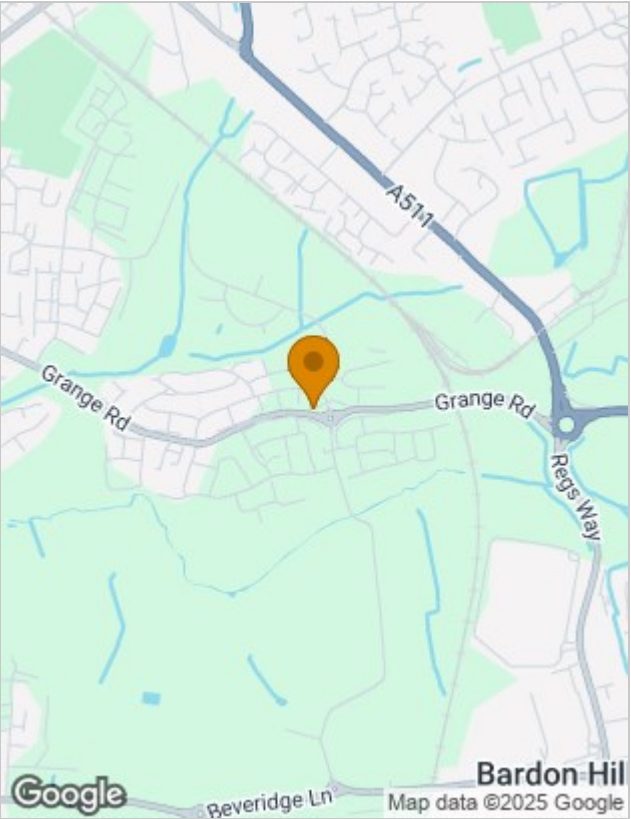
Viewing

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.

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Location Map



Energy Performance Graph

