



2 Wyatt Gardens, Coalville, LE67 2LQ

Offers in excess of £400,000





Brief Description

This STUNNING detached house, located in the popular Wyatt Gardens of Hugglescote was built by David Wilson in 2024, and offers a perfect blend of MODERN living and elegant design. Spanning an impressive 1,777 square feet, this home boasts four SPACIOUS double bedrooms and two well-appointed bathrooms, making it ideal for families or those seeking extra space.

As you enter, you are greeted by a welcoming entrance hall featuring STYLISH AMTICO PARQUET style flooring and tasteful wall paneling. The ground floor includes a convenient WC and a versatile OFFICE OR PLAY ROOM, catering to your personal needs. The expansive living room, adorned with a bay window and fitted shutter blinds found throughout, provides a bright and inviting atmosphere for relaxation and entertainment.

The heart of the home is the IMPRESSIVE living kitchen diner, which showcases a range of modern units, complete with under-unit lighting, LUXURIOUS QUARTZ worktops and ceiling spot lights. The integrated AEG oven, microwave grill, fridge/freezer, and dishwasher ensure that this space is both functional and stylish. The dining area, enhanced by a large bay and French doors, seamlessly connects to the substantial SOUTH-FACING rear garden, perfect for gatherings.

Upstairs, you will find four generously sized bedrooms, including a MASTER SUITE with its own en-suite bathroom. The loft is easily accessible via a ladder and is boarded, providing additional storage space.

Externally, the rear garden is a true highlight, featuring a combination of paved patios and lush lawn areas, bordered by attractive stone and planted features. The front garden is also laid to lawn, complemented by a tarmac DRIVEWAY with a turning point, offering AMPLE PARKING for multiple vehicles. Set back from the road & surrounded by a TREE LINED VIEW, this home provides a peaceful retreat while remaining conveniently located. This property is a remarkable opportunity for those seeking a modern family home in a tranquil position



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ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	5'1" x 5'0" (1.55m x 1.52m)
Office/ Play Room	7'9" x 9'5" (2.36m x 2.87m)
Living Room	12'2" x 17'9" (3.71m x 5.41m)
Living Kitchen Diner	20'2" x 15'4" (6.15m x 4.67m)
Utility Room	5'3" x 8'3" (1.60m x 2.51m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	12'2" x 12'8" (3.71m x 3.86m)
En-Suite	4'5" x 7'1" (1.35m x 2.16m)
Bedroom 2	10'0" x 9'8" (3.05m x 2.95m)
Bedroom 3	13'6" x 9'8" (4.11m x 2.95m)
Bedroom 4	8'0" x 10'1" (2.44m x 3.07m)



Family Bathroom

7'2" x 8'7" (2.18m x 2.62m)

ON THE OUTSIDE

Rear Garden

Front Garden

Single Garage

Driveway

Turning Point

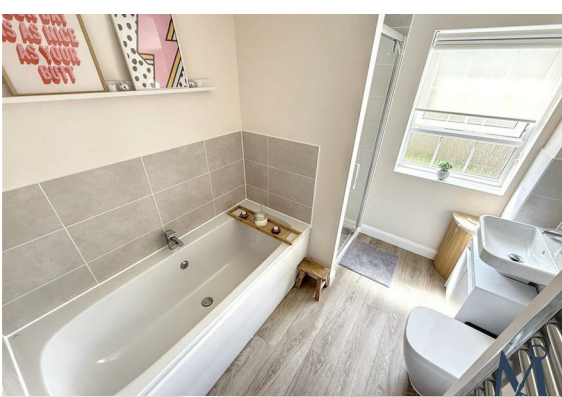
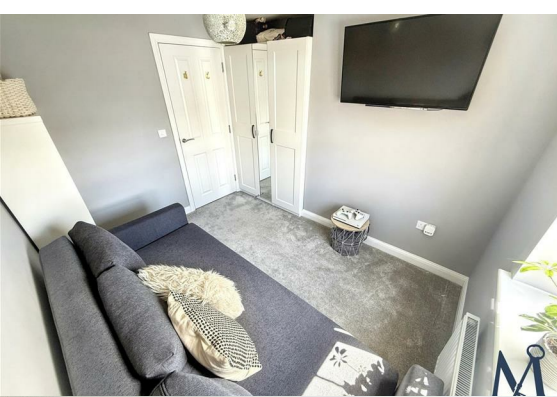
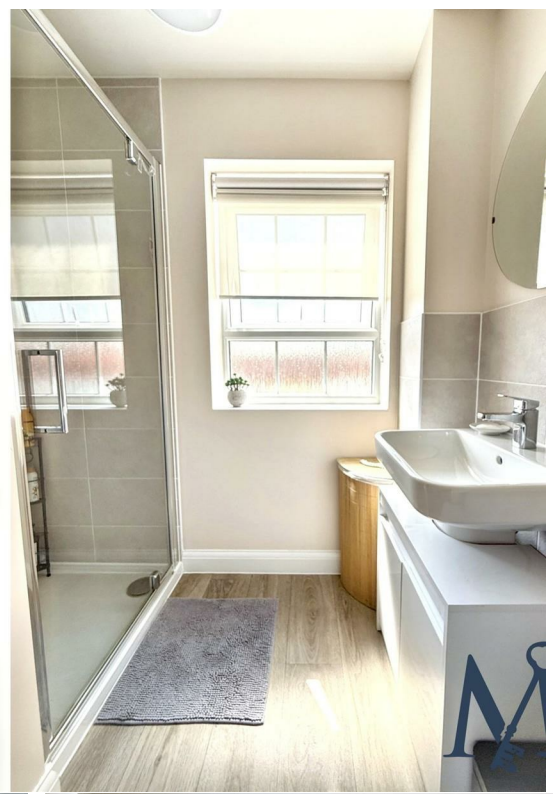
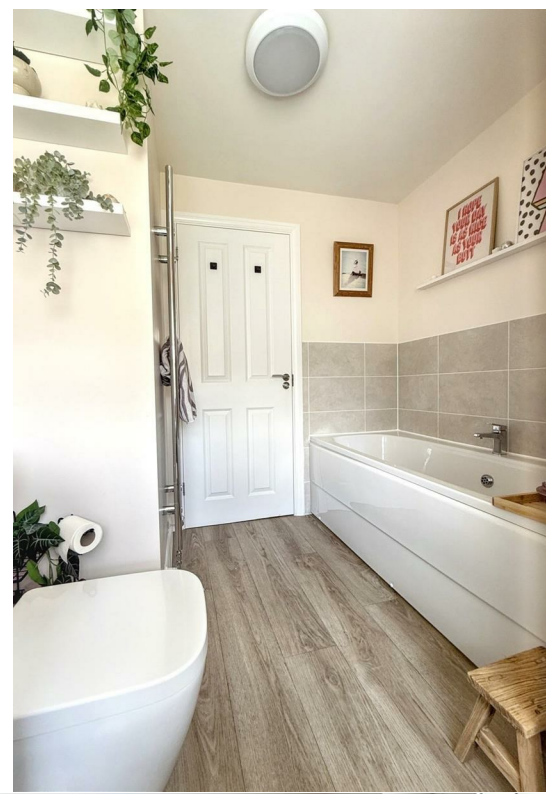
11'3" x 21'11" (3.43m x 6.68m)



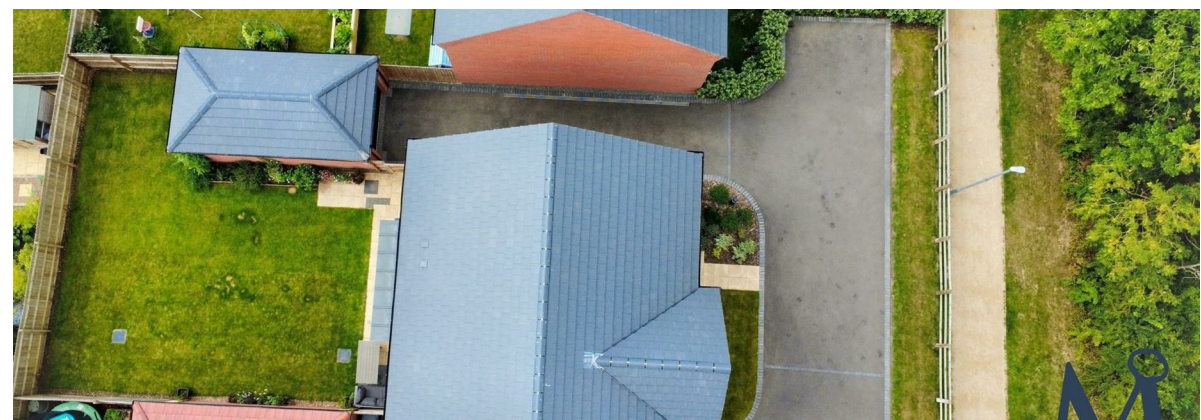
Key Features

- Set Back Private Road Position
- Fitted Kitchen With Quartz Worktop
- Quality Fitted Shutter Blinds
- Master With Fitted Wardrobes
- Driveway & Turning Point
- Large South Facing Garden To Rear
- Spacious Bay Fronted Living Room
- Ground Floor Office/Play Room
- Four Piece Family Bathroom
- Virtual Property Tour Available

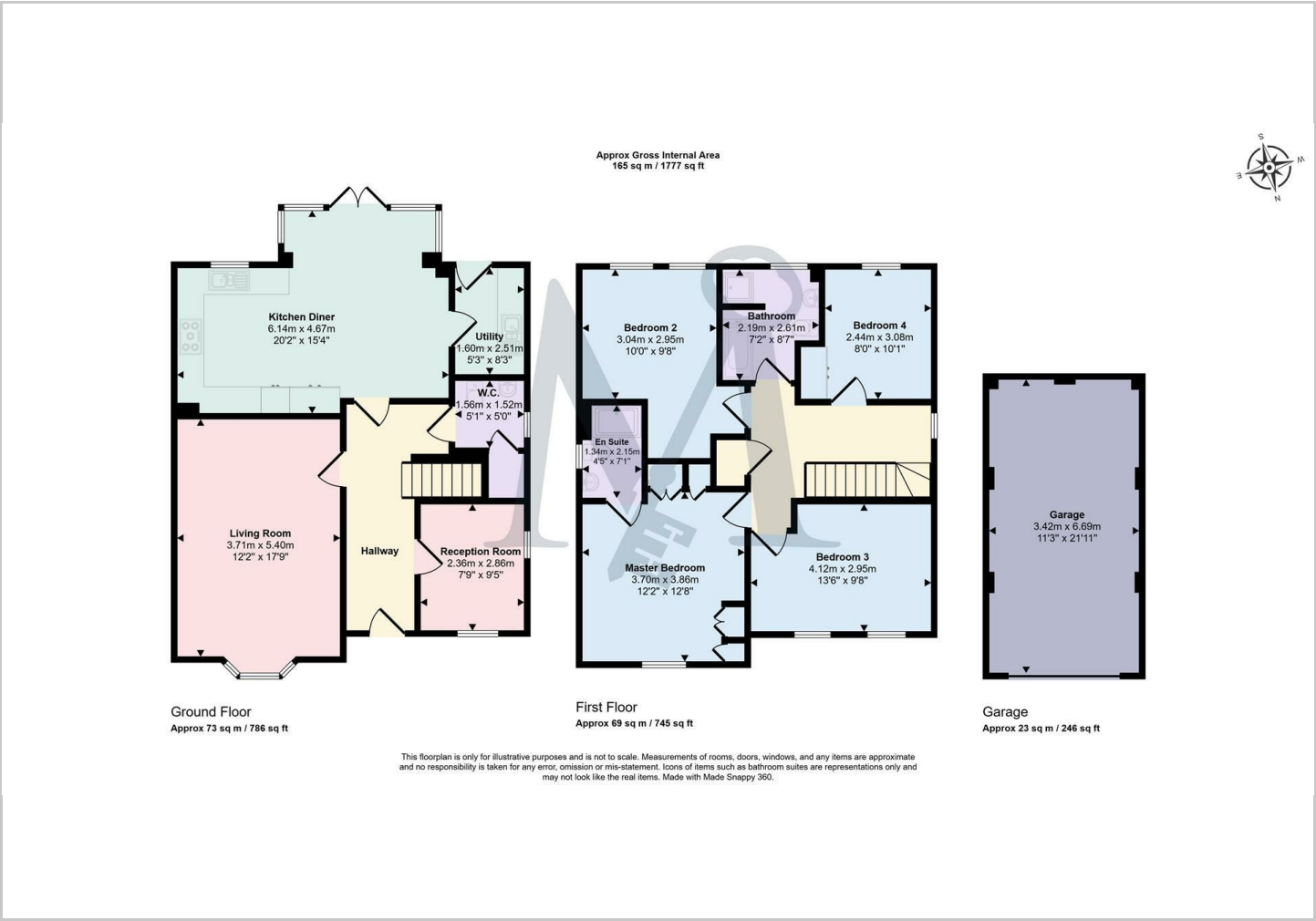








Floor Plans



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

