



51 Zion Hill, Coalville, LE67 8JP

£750,000





Brief Description

Situated within the picturesque setting, set back from the road on the sought-after ZION HILL in COLEORTON. This IMPRESSIVE FIVE-BEDROOM DETACHED RESIDENCE offers exceptional family living over 2,340 sq. feet, set on a SUBSTANTIAL PLOT with stunning COUNTRYSIDE VIEWS TO BOTH THE FRONT AND REAR ASEPCT, ideal for those who enjoy the outdoors.

Set back from the road, off a shared private driveway, the property enjoys a SENSE OF SPACE and PRIVACY throughout. Inside, the heart of the home is the INCREDIBLE OPEN-PLAN LIVING KITCHEN DINER, beautifully designed with integrated appliances, central island, luxurious QUARTZ WORKTOPS and bi-fold doors across the rear elevation which fully open onto the homes extensive rear plot - perfect for both entertaining and everyday family life. A convenient ground floor WC adds to the practicality in addition to a large utility room with a range of modern units and plumbing for all those essential appliances.

The ground floor also features THREE SPACIOUS RECEPTION ROOMS: a welcoming LIVING ROOM with feature fireplace and French doors, a versatile Dining Room/Snug/Playroom, and home office for those studying or working from home. Stylish LVT FLOORING extends through much of the ground floor, complementing the home's modern design along with oak doors and stylish finish throughout.

Upstairs, the master bedroom overlooking the rear views, benefits from a contemporary EN-SUITE, while the remaining bedrooms are well-proportioned and served by a BEAUTIFULLY APPOINTED four-piece family bathroom, complete with feature oval bath and a separate double shower enclosure.

The property continues to impress with A SUBSTANTIAL SOUTH FACING REAR GARDEN enjoying open rural aspects, ideal for relaxation or family gatherings. A DOUBLE GARAGE provides additional parking or storage options.

This SUPERB home combines luxurious modern living with a PEACEFUL VILLAGE setting, perfect for those seeking space, style, and COUNTRYSIDE CHARM with NO UPWARD CHAIN

£750,000



ON THE GROUND FLOOR

Porch	5'2" x 4'3" (1.58 x 1.32)
Entrance Hall	
Ground Floor WC	
Study	9'4" x 8'6" (2.86 x 2.60)
Office	11'8" x 9'7" (3.56 x 2.94)
Reception Room	11'7" x 18'2" (3.54 x 5.54)
Kitchen	15'5" x 13'9" (4.70 x 4.20)
Lounge / Diner	18'9" x 11'6" (5.73 x 3.51)
Utility Room	5'11" x 12'9" (1.82 x 3.90)





ON THE FIRST FLOOR

Landing

Master Bedroom 11'8" x 13'8" (3.56 x 4.18)

En-Suite 8'0" x 3'11" (2.44 x 1.20)

Bedroom 2 9'3" x 12'9" (2.84 x 3.91)

Bedroom 3 11'8" x 9'9" (3.56 x 2.98)

Bedroom 4 12'4" x 8'9" (3.77 x 2.68)

Bedroom 5 9'3" x 9'8" (2.83 x 2.95)

Family Bathroom 8'7" x 8'9" (2.62 x 2.69)

ON THE OUTSIDE

Front Garden

Rear Garden

Double Garage 7'4" x 16'8" (2.24 x 5.10)

Driveway

Key Features

- Impressive Five Bedroom Detached
- Incredible Open-Plan Living Kitchen Diner
- En-Suite To Master Bedroom
- Substantial South Facing Rear Garden
- Countryside Views To Front & Rear
- Peaceful & Popular Village Setting
- Three Spacious Reception Rooms
- Four Piece Family Bathroom
- Double Garage & Large Driveway
- Virtual Property Tour Available





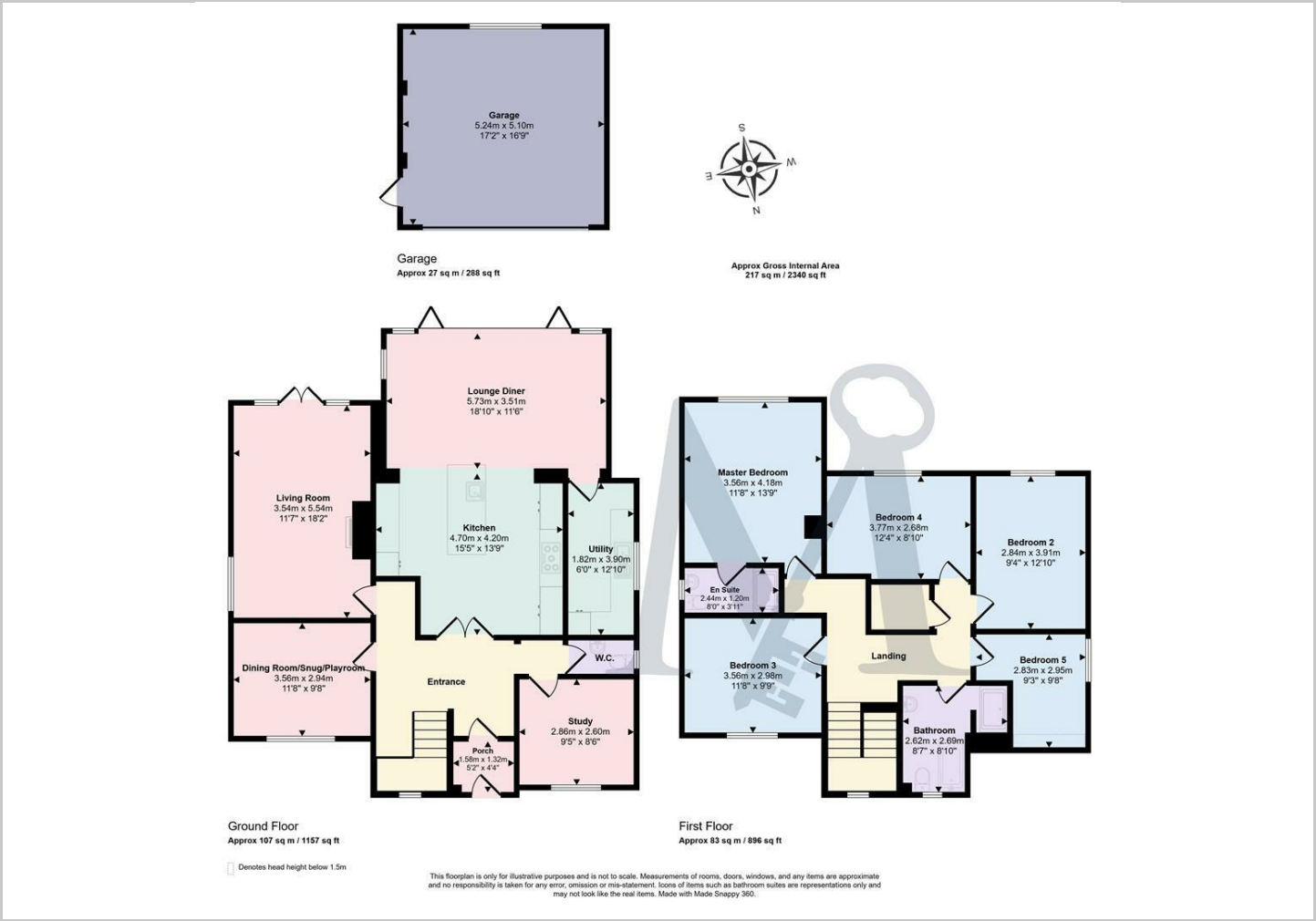








Floor Plans



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC