



MAYNARD  
ESTATES



4 Thomas Harley Close, Coalville, LE67 2DW

£325,000





# Brief Description

Positioned in the charming Thomas Harley Close, Hugglescote, this EXQUISITE, detached house, built by Bloor Homes in 2016, offers a perfect blend of modern living and natural beauty. The homes beautiful presentation and corner position enjoys stunning sunset views over the serene neighbouring landscape.

As you step inside, you are greeted by ELEGANT Amtico LVT flooring that flows seamlessly throughout the ground floor. The entrance hall features a convenient ground floor WC and a practical understairs cupboard, ensuring that every inch of space is utilised effectively. The LIVING ROOM is a delightful triple aspect area, bathed in natural light, making it a perfect spot for relaxation or entertaining guests.

The heart of the home is undoubtedly the STUNNING KITCHEN, which has been transformed into a magnificent living, kitchen diner thanks to a thoughtful TWO-STOREY EXTENSION. This space boasts white units complemented by sleek black handles, a striking dark grey central island with a LUXURIOUS QUARTZ worktop, and an array of integrated appliances including a five-ring induction hob, dishwasher, wine fridge, and fridge freezer. The BIFOLD DOORS open up to the garden, while the extended area features vaulted ceilings and two skylights, creating an airy and inviting atmosphere.

Upstairs, you will find three lovely bedrooms, with the standout being the EXTENDED MASTER SUITE. This impressive room features an open-plan fitted wardrobe area, dual aspect windows offering PICTURESQUE VIEWS of the surrounding landscape, a vaulted ceiling, and a luxurious en-suite bathroom. The family bathroom is elegantly designed with a three-piece suite.

Externally, the landscaped rear garden is a tranquil retreat, featuring a combination of patios and a lawned area, all enclosed by a brick wall and fencing for privacy. The property also benefits from a DRIVEWAY providing off-road parking for multiple vehicles, leading to a single garage, with additional tarmacked parking.

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## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room

10'6" x 14'10" (3.20m x 4.52m)

Living Kitchen Diner

20'1" x 19'3" (6.12m x 5.87m)

## ON THE FIRST FLOOR

Landing

20'11" x 14'0" (6.38m x 4.27m)

Master Bedroom

8'9" x 3'9" (2.67m x 1.14m)

En Suite

10'6" x 8'0" (3.20m x 2.44m)

Bedroom 2

10'4" x 6'6" (3.15m x 1.98m)

Bedroom 3

6'2" x 6'0" (1.88m x 1.83m)

Family Bathroom





## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Additional Parking

Single Garage

9'11" x 18'1" (3.02m x 5.51m)



## Key Features

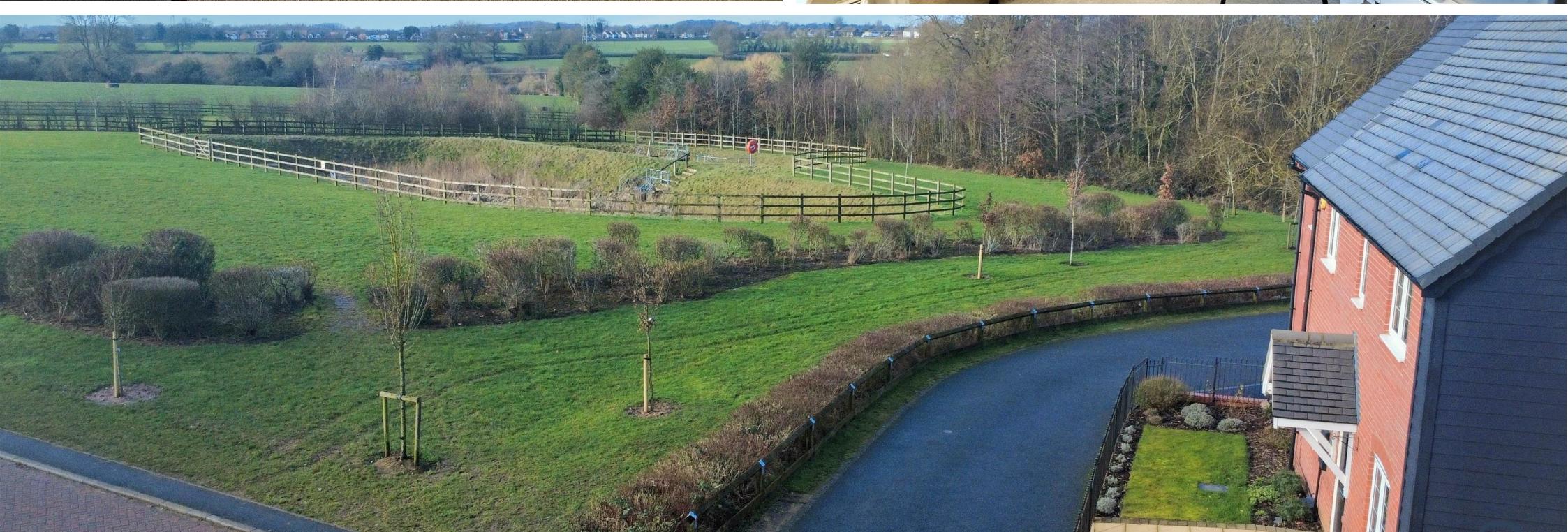
- Stunning Detached Family Home
- Grand Master Bedroom Suite
- Gorgeous Views Over Landscape
- En-Suite & Family Bathroom
- Detached Single Garage
- Beautiful Two-Storey Extension
- Amazing Living Kitchen Diner
- Corner Cul-De-Sac Position
- Parking For Multiple Vehicles
- Virtual Property Tour Available





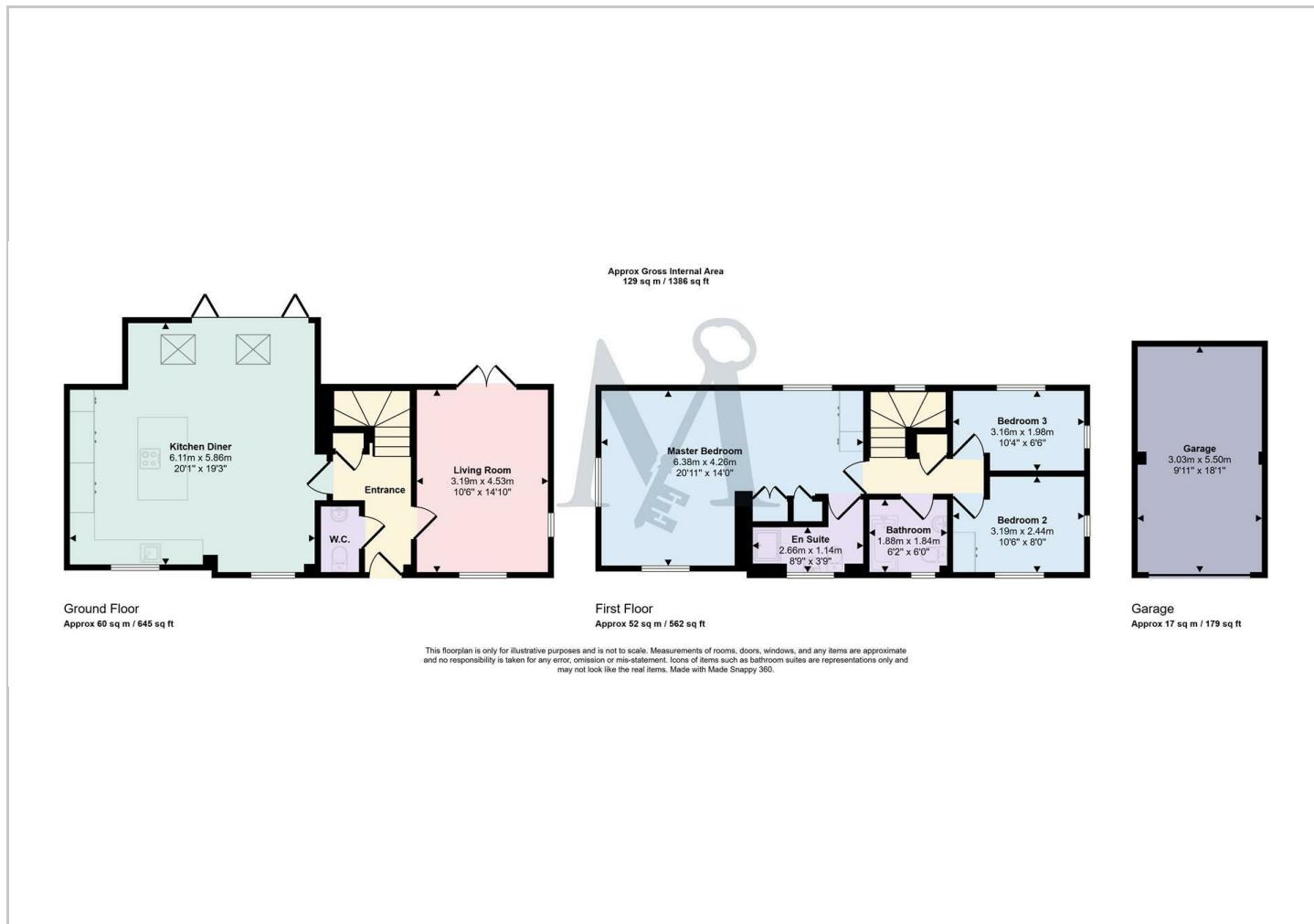




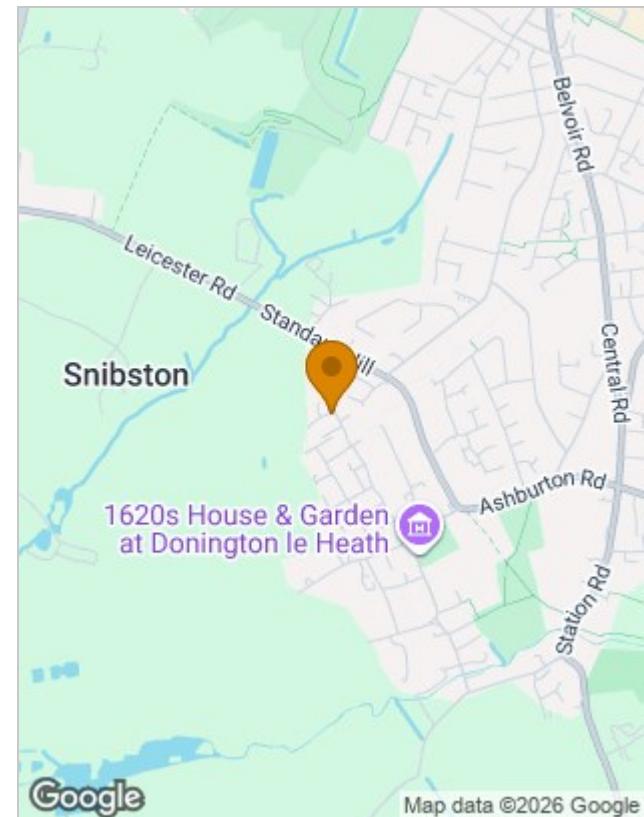




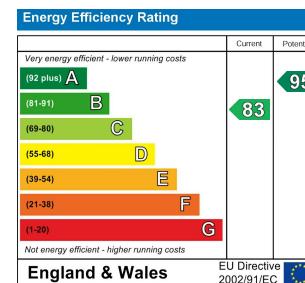
## Floor Plans



## Location Map



## Energy Performance 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.

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.