



Connells

Bluebell Way
Coalville



Property Description

Connells are delighted to showcase this beautifully presented four bedroom detached house recently undergone a high spec luxury new kitchen and utility room located on a small development at the top of Greenhill Road.

The property boasts a good sized south facing rear garden providing a private space that captures the sun all day and evening.

Recently redecorated throughout the ground floor offers a spacious kitchen diner to the rear with utility to the side, Living Room to the front with bay window and guest WC.

The first floor is home to four double bedrooms with the master offering a fully tiled en suite with double shower along with fully tiled family bathroom.

The loft has been part boarded and fitted with ladder and lighting.

The home also provides ample off-road parking with a double driveway and Garage to the side.

Viewing is HIGHLY recommended to appreciate all this modern home has to offer.

Ground Floor

Entrance Hall

With main door to the front, radiator, dog-leg staircase to the first floor, under-stairs cupboard space

Living Room

17' 8" x 10' 10" (5.38m x 3.30m)

With radiator, fibre broadband point and double glazed bay window to the front

Guest Wc

With low level WC, wash hand basin, radiator, double glazed window to the side and understairs cupboard for storage and housing electrical fuseboard

Kitchen-Diner

19' 6" x 12' 2" (5.94m x 3.71m)

South facing aspect with recently refitted high specification kitchen with a range of wall and base units with Silestone worktops over, large 5 burner gas-on-glass hob with glass cooker-hood over, glass splashback, electric oven, integrated Bosch dishwasher, integrated under-counter fridge, fitted wine cooler fridge, floor to ceiling pantry style cupboard, infinity Silestone sink and drainer, Quooker tap, dining area with UPVC french doors to the garden, fitted solid wood storage bench, two radiators, double glazed window to the rear and door to the Utility Room

Utility Room

4' 9" x 5' 3" (1.45m x 1.60m)

Recently refitted with wall and base units, worktops over, Masterclass bin storage, housed CH boiler, space and plumbing for washing machine, extractor fan, radiator and double glazed UPVC door to the Driveway

First Floor

Landing

With dog-leg staircase from the ground floor, double glazed window to the side, airing cupboard housing Megaflow hot water tank, radiator, loft hatch with pull down ladder

Bedroom One

10' 6" x 12' 2" (3.20m x 3.71m)

With recently fitted wardrobes, double glazed window to the front, radiator and door to the En Suite

En-Suite

Fully tiled suite comprising double shower cubicle with mains powered shower, low level WC, wash hand basin, double glazed window to the side and heated towel rail style radiator

Bedroom Two

10' 6" x 10' 10" (3.20m x 3.30m)

With radiator and double glazed window to the rear

Bedroom Three

8' 5" x 10' 7" (2.57m x 3.23m)

With radiator and double glazed window to the front

Bedroom Four

7' 4" x 10' 10" (2.24m x 3.30m)

With radiator and double glazed window to the rear

Bathroom

Fully tiled suite comprising bath with mixer taps and mains powered shower over, low level WC, wash hand basin, double glazed window to the side and heated towel rail style radiator

Garage

Single Garage with up and over door to the front, electrical power and lighting

Outside

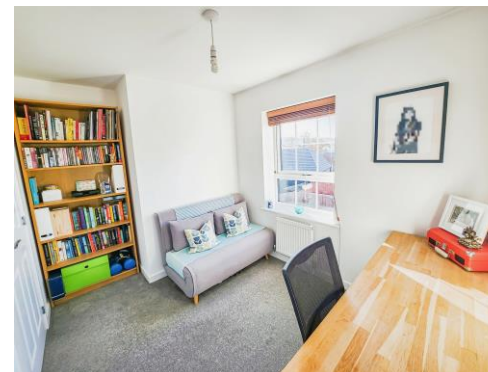
To the front of the property are shrubs and a pathway to the front door.

To the side is a double driveway and side gate into the rear garden.

To the rear is a private south facing fully enclosed garden with extended patio, astroturf lawn, gravelled area to the side of the house, gravelled area behind the detached Garage, side gate and external tap.

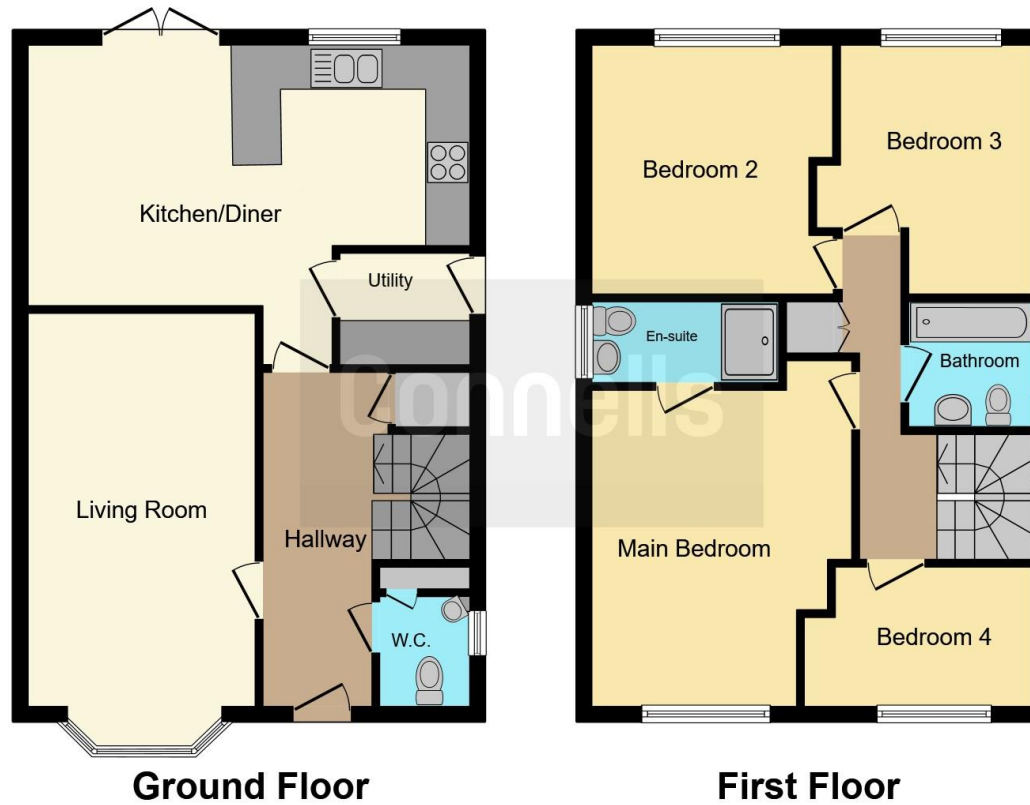
Agents Note

Please note the vendor of this property is a Connells employee









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/LTR323434

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B

Tenure: Freehold



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