



**Connells**

Welbeck Avenue  
Burbage Hinckley





## Property Description

Beautifully presented 4 bedroom, 3 bathroom family detached house ideally located in a sought after and popular location.

The accommodation in full comprises entrance hallway, guest cloakroom, lounge, breakfast kitchen / dining room, utility room, conservatory / sun room and study to the ground floor. To the first floor there are 4 double bedrooms; 2 with en-suite shower rooms and a family bathroom.

The property benefits from a large driveway with parking for many vehicles, integral garage and a well-established westerly facing landscaped rear garden.

Ideally situated within easy reach of the M69 and A5 road networks providing quick commuter access across the Midlands.

**VIEWING IS A MUST TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.**

## Canopy Porch

### Entrance Hallway

6' 11" x 16' 11" ( 2.11m x 5.16m )

Having door to the front elevation, stairs off to the first floor, ceramic tiled flooring, smoke alarm, radiator and fitted cupboard.

### Guest Cloakroom

2' 9" x 4' 9" ( 0.84m x 1.45m )

Comprising corner wash hand basin, WC, radiator, ceramic tiled flooring and ceramic tiling to walls.

### Lounge

13' 7" x 16' ( 4.14m x 4.88m )

Double glazed French doors to the rear elevation, double glazed window to the rear and radiator.

### Study

8' 10" x 10' 2" ( 2.69m x 3.10m )

Double glazed window to the front elevation, radiator, fitted cupboard housing the gas fired central heating boiler.

### Breakfast Kitchen/ Dining Room

9' 3" x 16' 9" ( 2.82m x 5.11m )

Having a range of wall and base units with working surface above, stainless steel sink unit, integral breakfast bar, freestanding range oven with ceramic hob and extractor fan above, electric fan assisted oven, ceramic tiled flooring and plumbing for dishwasher.

### Utility Room

5' 1" x 9' 7" ( 1.55m x 2.92m )

With double glazed window to the side elevation, wall and base units with work surface above, ceramic tiled flooring, plumbing for washing machine and stand alone fridge freezer.

### Conservatory

8' 7" x 9' 6" ( 2.62m x 2.90m )

Having double glazed windows, double glazed French door, ceramic tiled flooring, radiator and vaulted ceiling with ceiling fan.

### First Floor Landing

Access to loft space, coving, radiator and double glazed window to the front elevation.

### Bedroom 1

13' 10" max x 14' 2" max ( 4.22m max x 4.32m max )

Having twin double glazed windows to the rear elevation, fitted double wardrobe, fitted single wardrobe, radiator and coving to ceiling.

### En-Suite Shower Room

3' 2" x 8' 8" ( 0.97m x 2.64m )

Comprising shower cubicle with chrome mixer shower, wash hand basin, WC, ceiling downlights, laminate flooring, ceramic tiling to walls, extractor fan, radiator and obscure double glazed window to the side elevation.

### Bedroom 2

11' 3" max x 13' 6" max ( 3.43m max x 4.11m max )

Bedroom 2 has fitted twin double wardrobes, coving to ceiling, radiator and double glazed window to the rear elevation.

### En-Suite Shower Room

3' 2" x 9' 4" ( 0.97m x 2.84m )

comprising fully tiled shower cubicle with mixer shower, wash hand basin and WC, ceramic tiling to walls, laminate flooring, radiator, extractor fan and obscure double glazed window to the side elevation.

### Bedroom 3

8' 7" x 13' 5" max ( 2.62m x 4.09m max )

Having radiator, built-in triple wardrobe and double glazed window to the front elevation.

### Bedroom 4

9' 10" x 10' 9" ( 3.00m x 3.28m )

Having radiator, coving to ceiling and double glazed window to the front elevation.

### Family Bathroom

7' 7" x 9' 3" ( 2.31m x 2.82m )

Comprising a white suite with panel bath, wash hand basin, WC, radiator, ceramic wall tiling, shaver point and obscure double glazed window to the side elevation.

### To The Outside

The fore garden has a block paved driveway with parking for 5 vehicles and gated side access leading to the rear garden.

The rear garden is private and enclosed with matured shrubbery borders, patio area, laid to lawn area, green house, garden shed and tap.

### Garage

8' 7" x 17' 1" ( 2.62m x 5.21m )

Electric roller shutter door with light and power connected.











To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: HIN311769 - 0004