

# FOR SALE



**Abbey**  
Lettings & Sales



## Donaldson Drive

Coalville, LE67 2NL

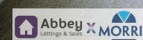
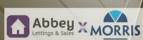
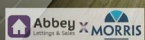
**£399,750**



Introducing this stunning new build by Morris Homes. This is a remarkable 4 bedroom detached property designed for modern comfort and style. Situated in a sought-after location, this home offers the perfect blend of luxury and functionality, featuring an upgraded kitchen with an quartz worktop, upgraded NEFF appliances, antico flooring and luxury carpets.

The property comprises of entrance hall, lounge, kitchen/diner, utility room and WC. To the first floor there are four bedrooms, an ensuite and a bathroom. The property also offers double glazed windows, gas central heating, a rear garden and a garage.

This exceptional property by Morris Homes offers the epitome of modern living, with an upgraded kitchen that enhances the living experience. Don't miss out on the opportunity to make this remarkable residence your own. Contact us today to arrange a viewing and discover the unparalleled luxury of Morris Homes living.



## Entrance Hall

Radiator, Amtico flooring, alarm control system, light fitting, doors leading to the front of the property, lounge, kitchen/diner, WC, utility room and stairs leading to landing and first floor.

## Lounge 19'9" x 10'9" (6.025 x 3.300)

Two radiators, luxury carpet, light fitting, double-glazed window, TV point, double-glazed patio doors and doors leading to the entrance hall and kitchen/diner.

## Kitchen/Diner 20'6" x 16'11" (6.265 x 5.175)

Amtico flooring and a stunning new fitted kitchen comprising base and wall units, spot lighting, quartz worktop, sink and drainer, hot and cold mixer tap over, integrated NEFF fridge/freezer, NEFF dishwasher, gas hob, two NEFF ovens, extractor fan, two radiators, double glazed window and stunning double glazed bi-fold doors leading to rear garden.

## Utility Room 9'10" x 5'3" (3.000 x 1.625)

Amtico flooring, base and wall units, light fitting, worktop, sink and drainer, hot and cold mixer tap over, radiator and doors leading to side of the property and entrance hall.

## WC 8'11" x 3'10" (2.725 x 1.170)

Towel radiator, Amtico flooring, light fitting, Villeroy & Boch sanitaryware comprising of pedestal wash hand basin and low level flush toilet.

## Stairs & Landing to 1st Floor

## Bedroom 1 10'11" x 13'2" (3.350 x 4.025)

Double glazed window, fitted wardrobe, radiator, light fitting, TV point and luxury carpet.

## Ensuite 7'10" x 6'3" (2.390 x 1.925)

Double glazed window, spot lighting, Villeroy & Boch sanitaryware comprising of wash hand basin, low level flush toilet and walk in shower, towel radiator and luxury tiled flooring.

## Bedroom 2 9'1" x 12'4" (2.775 x 3.765)

Double glazed window, radiator, light fitting and luxury carpet.

## Bedroom 3 9'7" x 13'5" (2.935 x 4.110)

Double-glazed window, radiator, light fitting and luxury carpet.

## Bedroom 4 10'9" x 6'3" (3.285 x 1.915)

Double-glazed window, radiator, light fitting and luxury carpet.

## Bathroom 9'5" x 5'11" (2.875 x 1.810)

Double glazed window, towel radiator, luxury tiled flooring, spotlighting, Villeroy & Boch sanitaryware comprising of wash hand basin and a low-level flush toilet and bath with thermostatic shower over.

## Externally

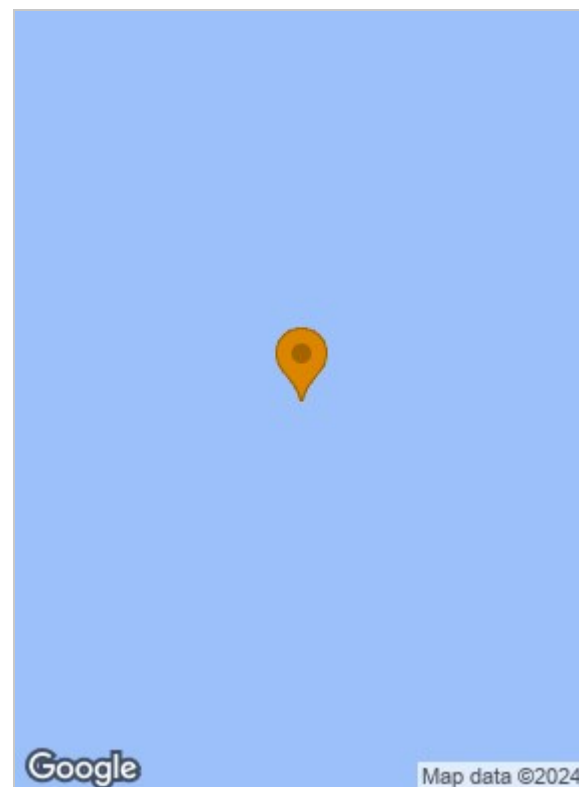
### To The Front Of The Property

Slabbed path to the front door, a driveway for 2 cars to the side and single garage

### To The Back Of The Property

There is an enclosed garden with patio area and turf area.

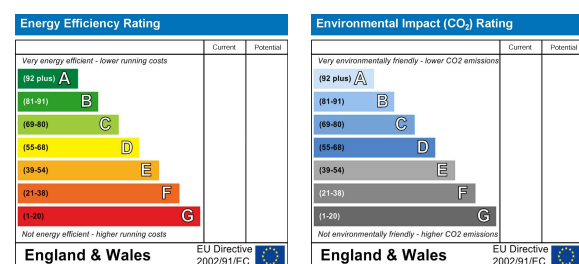
## Area Map



## Floor Plans



## Energy Efficiency Graph



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