



4 Wyvern Close

Burbage, Hinckley, LE10 2GG

Offers In The Region Of £379,950



A modern 3 storey, 5 bedroom, 2 bathroom tastefully decorated property, constructed in 2003 by the reputable Miller Homes who are members of the NHBC. Additional benefits of gas central heating, PVCu double glazing,, spacious modern fitted spacious breakfast /kitchen / dining room, Bedroom 1 with ensuite shower, luxury bathroom with shower, carport, detached garage and enclosed low maintenance rear garden.

Ideally located fro commuting to all major road links, such as the M69, A5, M1 and M6. Local amenities are available.

MUST BE VIEWED.
NO CHAIN.



Canopy porch

Outside light point.

Reception hall 14'5" x 6'7" (4.41 x 2.01)

Obscure double glazed door, ceramic tiled floor and easy tread staircase leading to the first floor via a spindle balustrade.

Guest cloakroom 6'0" x 2'10" (1.85 x 0.87)

Corner wash hand basin, low flush wc, radiator, ceramic tiled floor and extractor fan,

Modern spacious breakfast kitchen / dining room 26'1" x 15'7" (7.97 x 4.75)

Feature belfast sink, range of attractive base and wall units (8 base7 wall) finished in high gloss, associated solid oak work surfaces, twin pull out tall cupboards, under lighting, fitted range with 5 burner gas hob, electric fan assisted oven, warming oven, extractor hood, fitted dishwasher, washing machine, PVCu double glazed french doors, radiator, down lights to ceiling, PVCu double glazed windows and wall mounted gas fire regular condensing boiler (Potterton Suprima 50c).

First floor landing 10'10" x 6'7" (3.31 x 2.01)

Easy tread stair case with spindle balustrade leading to the second floor, radiator, coving and smoke alarm.

Attractive lounge (front) 15'8" x 14'8" (4.79 x 4.49)

PVCu double glazed window, live gas fire, radiator, and Juliet balcony with twin PVCu double glazed french doors.

Bedroom 2 / family room (through) 18'7" x 8'8" (5.68 x 2.66)

PVCu double glazed windows, radiators and roof void access hatch.

Bedroom 3 (rear) 12'0" x 9'0" (3.66 x 2.76)

PVCu double glazed window and radiator.

Luxury bathroom (rear) 9'3" x 6'6" (2.82 x 2.00)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, PVCu double glazed window, ceramic wall tiling, tiled floor, radiator and shaver point.

Second floor landing

Bedroom 1 (front) 13'5" x 11'6" (4.11 x 3.52)

Fitted double wardrobe, double glazed velux roof light, PVCu double glazed window, radiator and coving.

En-suite shower 8'6" x 5'10" (2.60 x 1.79)

Suite in white, fitted double shower cubicle with mixer shower and side screen, wash hand basin, low flush wc, ceramic tiled floor, chrome ladder style radiator, down lights to the ceiling, ceramic wall tiling and shaver point.

Bedroom 4 (rear) 11'6" x 8'10" (3.52 x 2.71)

PVCu double glazed window, radiator and laminate floor.

Bedroom 5 / nursery (rear) 7'1" x 6'0" (2.17 x 1.85)

Double glazed velux roof light and radiator.

Outside

Enclosed rear garden, raised decking, paved patio, established lawn, security light and water tap.

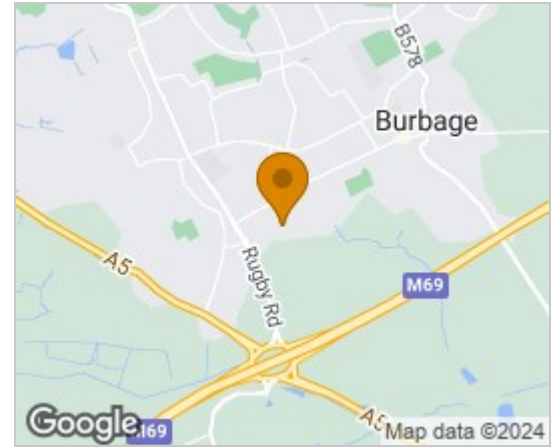
Front garden with lawn and side gated access to the rear garden.

Carport 18'11" x 9'6" (5.78 x 2.90)

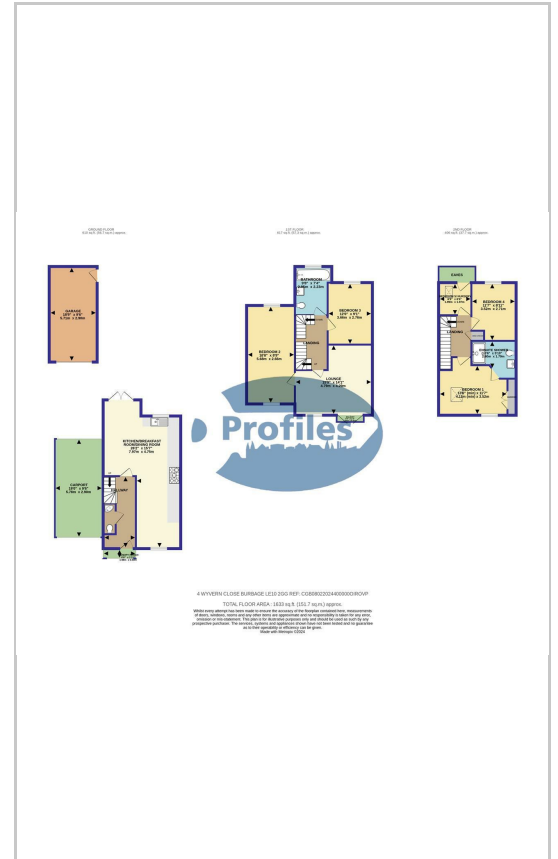
Detached garage 18'11" x 9'6" (5.78 x 2.90)

Up and over door, light and power points and composite side door.

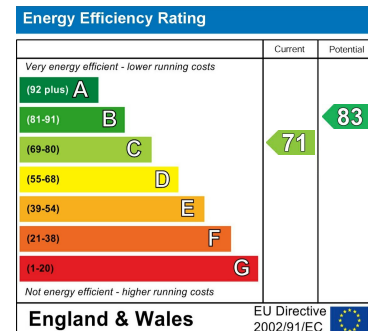
Area Map



Floor Plans



Energy Efficiency Graph



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