

Three Waters View

Whitwick, Coalville, LE67 5FL

John
German





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Whitwick, Coalville, LE67 5FL

£450,000



An exceptional contemporary home forming part of an exclusive development of just seven properties. Arranged over three levels, this stylish four-bedroom residence offers luxurious open-plan living, three bathrooms, integral garage, private gardens and its own section of woodland.

This exclusive development comprises just seven contemporary homes, with this particular property arranged over three levels and offering a wealth of flexible family accommodation. Built to exacting standards, the home combines modern design with high-quality finishes, featuring contemporary grey-framed windows, a stylish rendered exterior and beautifully designed open-plan living spaces. The property provides four bedrooms, three bathrooms, and a superb open-plan breakfast kitchen, dining and sitting area. The lower living level benefits from underfloor heating, a feature media wall and twin bi-fold doors opening directly onto the gardens, creating a seamless connection between indoor and outdoor living.

Upon entering, the welcoming hallway features a striking oak and glass staircase rising and descending to the upper and lower levels. Convenient access is provided to the integral garage.

The lower living level is undoubtedly the heart of the home, with three beautifully connected spaces combining to create a fantastic social environment, perfect for both everyday family life and entertaining. Twin sets of bi-fold doors open onto the garden, while tall, narrow picture windows flood the room with natural light and frame views across the lawns and woodland beyond.

The contemporary kitchen is exceptionally well appointed, featuring a range of base and wall-mounted cabinetry, contrasting work surfaces and a central breakfast island. Integrated appliances include a double oven, hob, fridge, freezer and dishwasher. There is ample space for a dining table, while the sitting area centres around a bespoke media wall with inset flame-effect fire, recessed television area and illuminated display niches.

Also found on this level is a useful utility room, a guest cloakroom, and a versatile cinema/snug/family room, providing excellent additional living space.

Arranged over the two upper floors are four bedrooms and three bathrooms. The principal bedroom occupies the entire top floor, enjoying far-reaching rear views and featuring a walk-in wardrobe/dressing area. Across the landing is the impressive private bathroom, a luxurious and generously proportioned space featuring a freestanding bath, wide vanity unit with inset wash hand basin and storage below, WC, and a large walk-in shower with glazed screen and feature tiling. The room offers exceptional flexibility, with ample space for a dressing table, seating area or additional furnishings.

Bedroom two benefits from its own private en-suite shower room, while bedrooms three and four are served by the stylish family bathroom, finished with contemporary grey wall and floor tiling.

Outside - The home enjoys a shared private driveway setting with ample parking to the front, complemented by an integral garage with an electric entrance door.

To the rear, the property enjoys a private landscaped garden featuring a full-width paved patio area, lawned gardens and steps leading down to a further lower lawned section. Beyond the garden lies a mature area of woodland, which forms part of the property and provides a wonderful sense of privacy and seclusion.

Estate / Woodland Management

We understand from the seller that the development has an informal Management Company, with residents contributing to a sinking fund to cover any future maintenance requirements, including works to the shared driveway and communal areas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

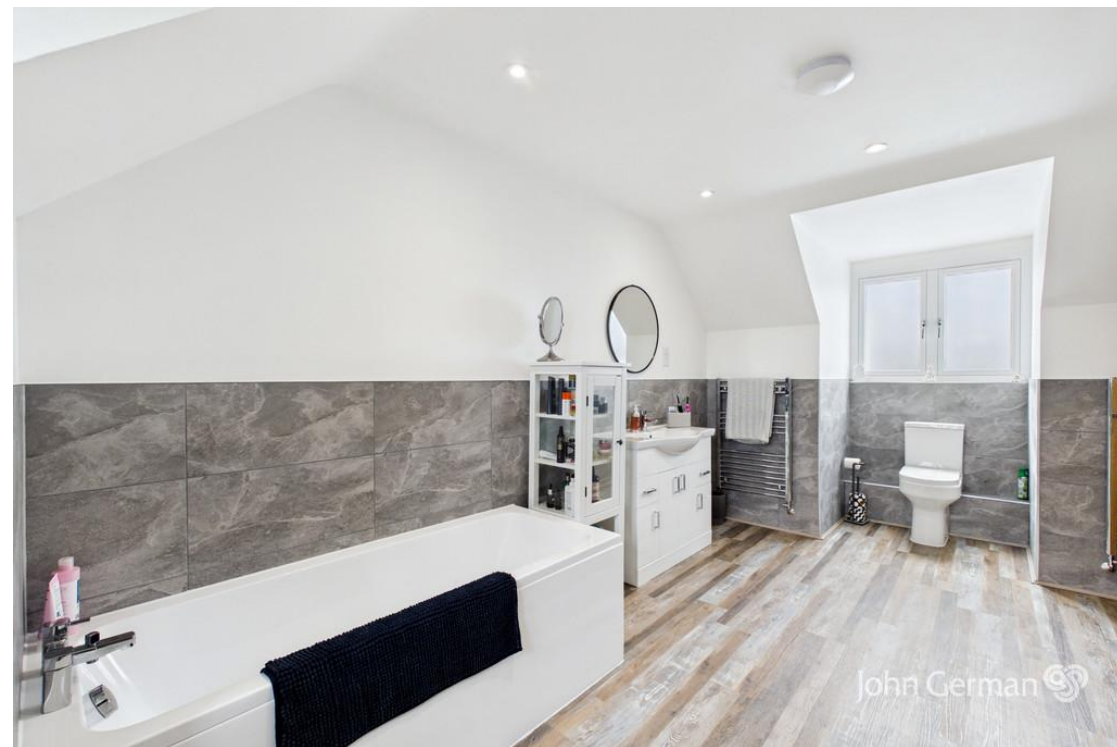
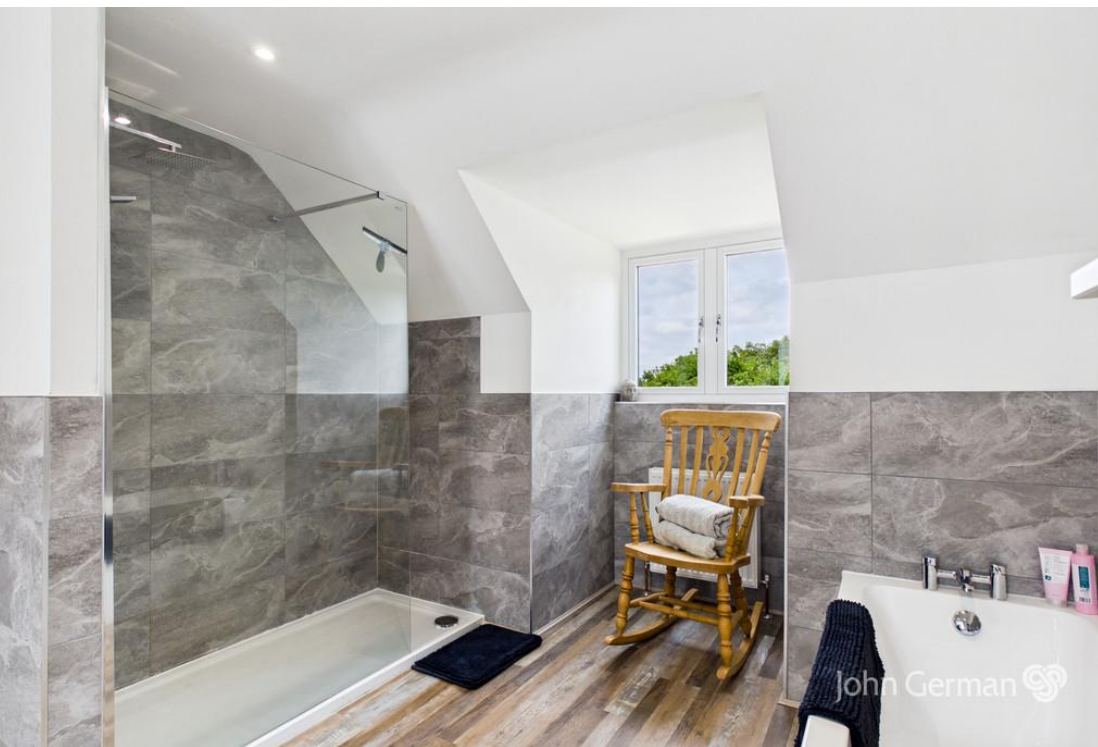


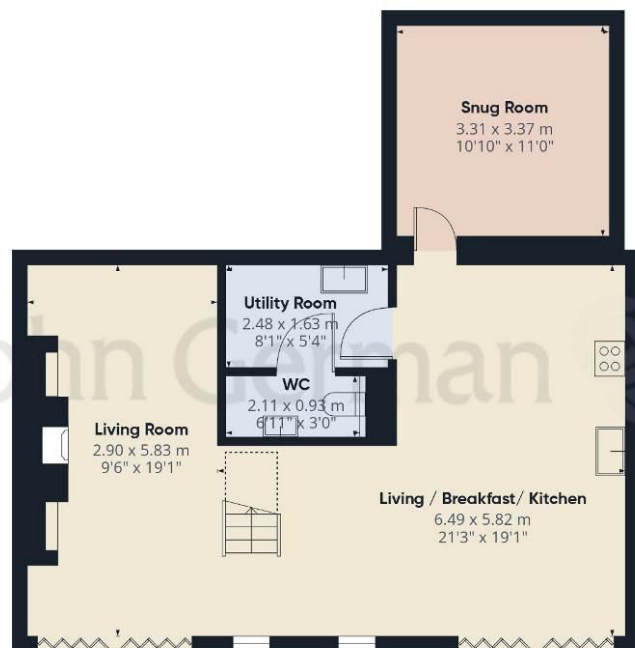




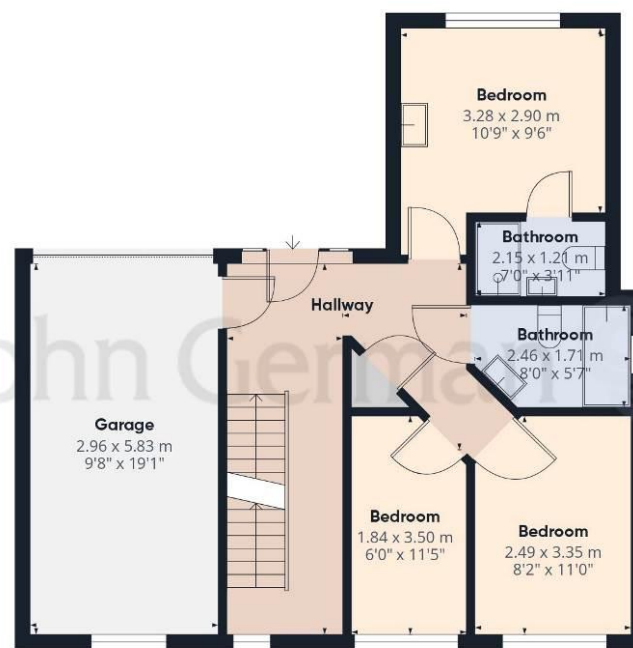
Virtually staged







Ground Floor



Floor 1

Approximate total area⁽¹⁾

163.2 m²

1757 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

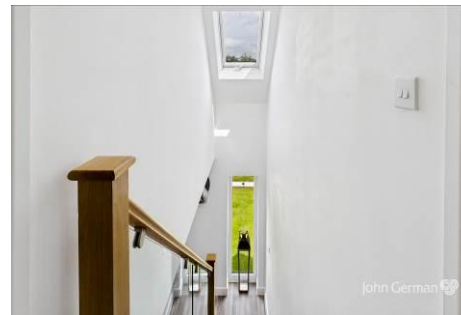
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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