

Holden's

A Modern Estate Agent



Forest Gardens Forest Road, Coalville, LE67 3SN

£397,500

Plot 21 - An impressive three-bedroom detached new-build bungalow offering stylish single-storey living, with a generous open-plan kitchen and dining area, separate lounge, integrated appliances and principal bedroom with en-suite. Externally, the property benefits from landscaped front gardens (turf at the rear available by separate negotiation), paved patio, driveway parking and garage, alongside an energy-efficient specification and excellent access to Coalville, the M1 and A42.

Summary

Set within the sought-after Forest Gardens development in Coalville, The Willow is an attractive three-bedroom detached bungalow offering beautifully considered single-storey living, contemporary styling and an impressive specification throughout. Designed to provide a comfortable and practical home with excellent natural light, the property combines generous living spaces with modern finishes and the convenience of brand-new accommodation.

The accommodation is centred around a particularly impressive open-plan kitchen and dining area, creating a sociable space ideal for both everyday living and entertaining. The kitchen is finished with high-quality units, Silestone quartz work surfaces and a comprehensive range of integrated CDA appliances, including an induction hob, double oven and dishwasher, whilst provision for laundry appliances adds further practicality.

A separate living room provides a comfortable retreat away from the main entertaining space, while the three bedrooms offer excellent flexibility for family members, guests or those requiring space to work from home. The principal bedroom benefits from a private en-suite, with the remaining bedrooms served by a stylish contemporary bathroom featuring quality sanitaryware, chrome fittings and carefully selected tiling.

Externally, The Willow enjoys a landscaped and turfed frontage, with paved patios and pathways creating attractive and low-maintenance outdoor space. A block-paved driveway provides convenient off-road parking, while secure fencing, external lighting and power to the garage add to the practical specification. Provision is also made for electric vehicle charging, subject to the applicable specification.

The property has been designed with modern energy efficiency in mind, benefiting from air source heating, fully programmable underfloor heating and high-quality double-glazed windows and doors. Security is also well considered, with an alarm system, multi-point locking systems and smoke and carbon monoxide detectors providing additional peace of mind.

Forest Gardens occupies a peaceful position within the popular market town of Coalville, offering a well-connected setting with local amenities close at hand. The development provides convenient access to the M1 and A42, making it particularly

appealing to commuters and those seeking straightforward connections to Leicester, Derby and the wider Midlands.

As a brand-new home, The Willow offers the opportunity to enjoy contemporary accommodation finished to a high standard, together with the benefits of modern construction and a low-maintenance lifestyle. With its attractive detached design, generous open-plan living space, three bedrooms and excellent specification, an early viewing is highly recommended.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

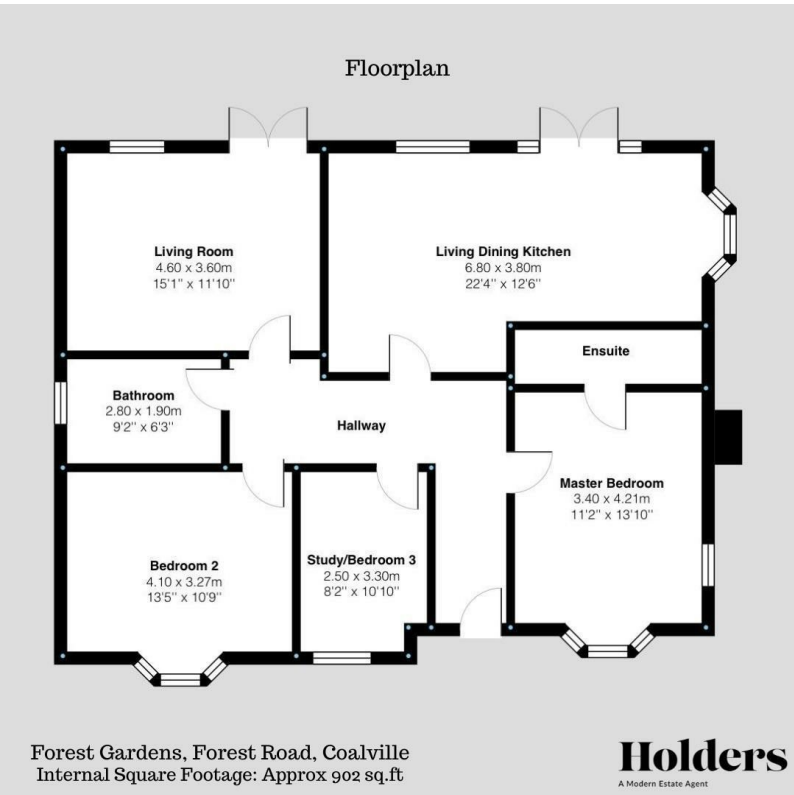
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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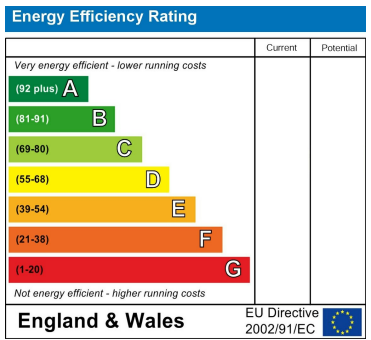
Floor Plan



Area Map



Energy Efficiency Graph



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