

MAYNARD
ESTATES

3 Smith Drive

Hugglescote, Coalville, LE67 2LU

Offers over £375,000

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Brief Description

A BEAUTIFULLY PRESENTED AND EXTENSIVELY UPGRADED four-bedroom detached family home, situated in a quiet position towards the edge of this popular development. Originally purchased as a new build in 2023, the current owner has enhanced the property, creating a home that offers all the benefits of modern construction alongside a wealth of additional features.

The well-proportioned accommodation comprises an entrance hall, ground floor WC, separate home office, cosy living room with feature media wall, and an IMPRESSIVE OPEN PLAN KITCHEN, living and dining space. The contemporary kitchen features stylish royal blue units, marble-effect work surfaces, integrated appliances and upgraded bi-folding doors opening onto the rear garden. A separate utility room provides further practicality.

To the first floor are four good-sized bedrooms, including a GENEROUS MASTER BEDROOM with a stylish en-suite shower room, together with a modern family bathroom.

Externally, the landscaped rear garden is a real highlight, featuring a porcelain-tiled patio, artificial lawn, raised decking with LED lighting and pergola. There is also a FANTASTIC VERSATILE GARDEN ROOM, currently arranged as a home bar, complete with French doors, surround sound, heating, power and lighting. Ideal for entertaining or alternative leisure use.

To the front, a tarmac driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES, complemented by an attractive porcelain-tiled frontage offering additional parking, alongside a single garage.

Further benefits include double glazing, gas central heating, the remainder of the NHBC warranty and NO UPWARD CHAIN.

Offering considerably more than a typical new build, with the hard work and upgrades already completed, this is a fantastic opportunity to acquire a ready-to-move-into family home with 7 years NHBC remaining. An early viewing is highly recommended.

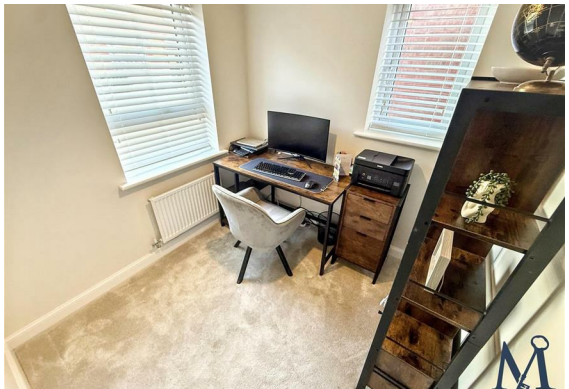
























ON THE GROUND FLOOR

Entrance Hall

Living Room
10'11" x 16'5" (3.35 x 5.01)

Kitchen Diner
26'11" x 8'6" (8.22 x 2.61)

Utility
5'0" x 5'2" (1.53 x 1.6)

Study
7'4" x 7'0" (2.26 x 2.15)

WC

ON THE FIRST FLOOR

Landing

Master Bedroom
11'7" x 12'7" (3.54 x 3.86)

En-Suite
4'7" x 7'4" (1.41 x 2.25)

Bedroom Two
9'5" x 11'6" (2.89 x 3.53)

Bedroom Three
9'8" x 10'4" (2.96 x 3.15)

Bedroom Four
9'0" x 10'11" (2.75 x 3.33)

Bathroom
6'10" x 5'5" (2.1 x 1.67)

ON THE OUTSIDE

Front Garden

Rear Garden

Garden Room/ Bar
10'5" x 19'2" (3.18 x 5.85)

Driveway

Single Garage
18'0" x 10'0" (5.49m x 3.05m)







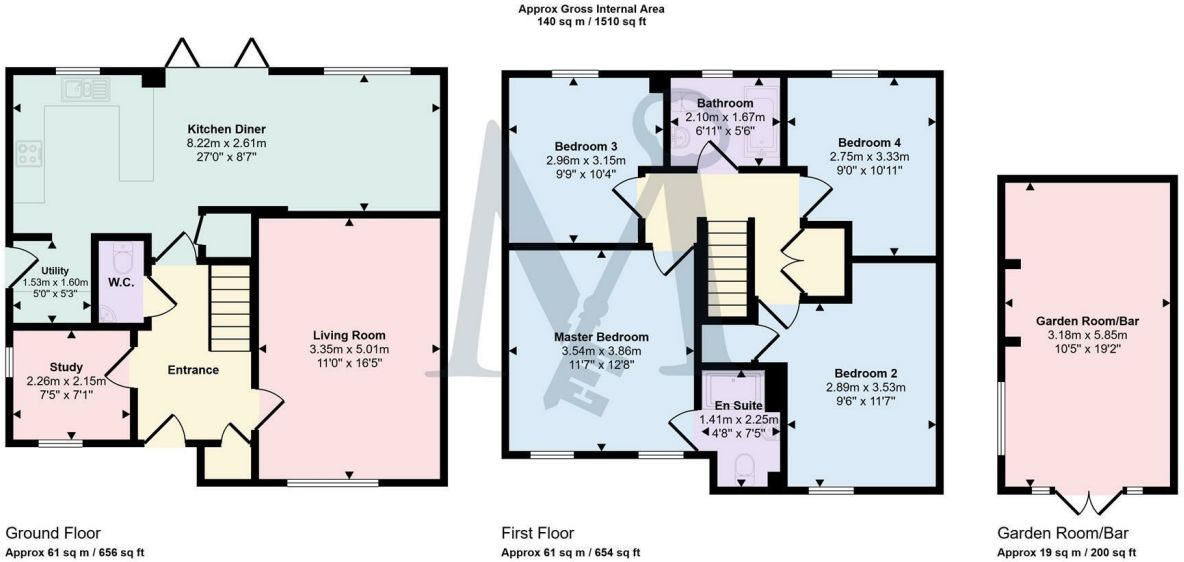








Floor Plan

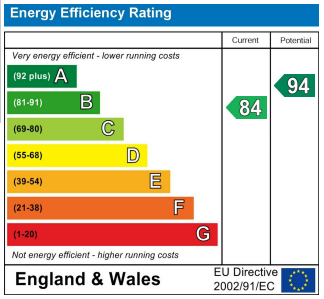


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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