HOPKINS & DAINTY
ESTATE AGENTS









Wright Street, Coalville, LE67 2LP

£399,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning four double bedroom detached family home. Set on this popular modern estate, built in 2023 by David Wilson Homes. This is a great home that would suit a growing family and has been very well maintained by the current owners. With a delightful rear garden, side driveway parking and a GARAGE. The accommodation comprises: entrance hallway, 19' kitchen/dining/family room with integrated appliances and French doors opening onto the rear garden. A spacious rear lounge, again with French doors opening onto the garden. In addition, there is a useful home study, utility room and a guest WC. On the first floor, the landing provides access to four double bedrooms (all with fitted wardrobes); the master having a stylish En-suite shower room. The main family bathroom has a four piece suite with a separate bath and shower. The property has gas central heating and double glazing; side driveway parking, a brick garage and the lovely rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With Amtico flooring, a built in cloaks cupboard, radiator and doors leading off.

Kitchen/Dining Room 19'9" x 13'4" (+bay) (6.03 x 4.07 (+bay))



Stunning kitchen/dining room with a French doors opening onto the rear garden. Fitted with a range of base and wall units with worktops and an inset sink and drainer as well as an island with a fitted breakfast bar. There is a built in double electric oven, five ring gas hob and a hood; along with an integrated dishwasher and fridge/freezer.
Amtico flooring, two radiators, double glazed front and side windows, a boiler cupboard housing the wall mounted gas boiler. Door to the utility room.

Lounge 16'5" x 12'0" (5.02 x 3.67)



Spacious family sitting room with double glazed side and rear windows providing ample natural lighting; along with French doors opening onto the rear patio and two radiators.

Study 8'11" x 9'2">7'10" (2.74 x 2.80>2.41)



Useful home study; with Antico flooring, a radiator and double glazed front window.

Utility Room 6'4" x 5'3" (1.95 x 1.62)



With fitted base and wall units, plumbing for a washing machine and Amtico flooring. A radiator, extractor vent and double glazed door opening to the rear garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With Amtico flooring, a radiator and a double glazed side window.

First Floor Landing



With a built in airing cupboard housing the hot water cylinder. Radiator, access to the loft space and doors leading off.

Master Bedroom 17'5" x 12'1" (5.32 x 3.69)



Measurements include the wardrobes.
Large master bedroom with a dual aspect double glazed windows. A radiator, fitted floor to ceiling wardrobes with mirror sliding doors and door to:

En-Suite Shower Room 6'9">4'0" x 5'9" (2.07>1.23 x 1.77)



Stylish three piece suite comprising double shower, wash hand basin and WC. Heated towel rail, ceiling spotlights. extractor vent and a double glazed rear window.

Bedroom 2 12'7" x 9'2" (3.86 x 2.81)



Measurements do not include the wardrobes.
Second dual aspect bedroom with double glazed front and side windows. Fitted floor to ceiling wardrobes with mirror sliding doors, a further over stairs storage cupboard and a radiator.

Bedroom 3 11'5" x 10'9">8'9" (3.48 x 3.28>2.67)



Measurements include the wardrobes.
Good size third bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed front window.

Bedroom 4 11'3" x 8'8">6'9" (3.45 x 2.65>2.07)





Measurements do not include the wardrobes.
Fourth double bedroom with a radiator, fitted floor to ceiling wardrobes and a double glazed window overlooking the garden.

Bath/Shower Room 8'9" x 8'6" (2.67 x 2.60)



Fitted with a luxury four piece suite, comprising bath, separate shower, wash hand basin and WC. Tiled splashbacks, a heated towel rail, extractor vent and a double glazed front window.

Front Garden + Driveway



To the front of the property there is an attractive lawn border with low level hedging. A path to the entrance door with a storm canopy and lighting.
Side driveway parking for two cars and gated access to the rear garden.

Garage 20'11" x 10'4" overall (6.40 x 3.17 overall)

With an up and over door, electric light and power connected. The owners have sub divided the garage to create a storage room within the garage, which could be removed if needed.

Garden



To the rear of the property there is a delightful lawn garden with a patio seating area. Planted borders with a brick wall and fence boundary.

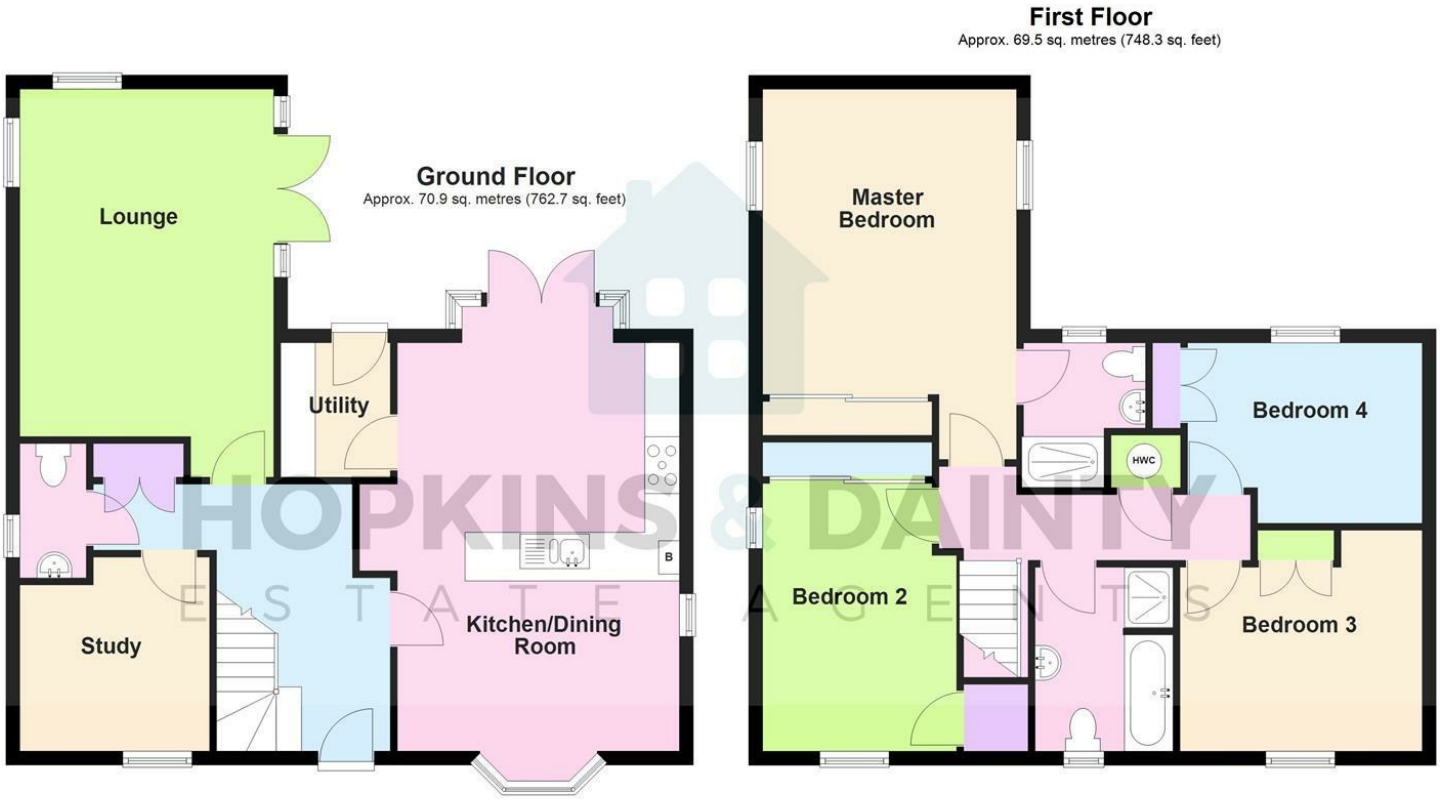
Service Charge

We understand that this property is subject to an annual service charge in the region of £130.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



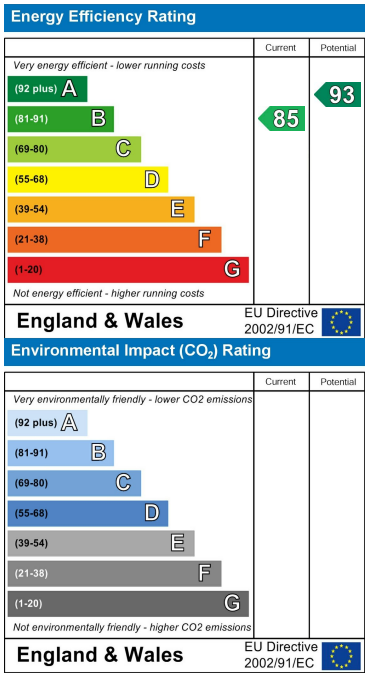
Total area: approx. 140.4 sq. metres (1511.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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