



27 Emmerson Avenue, Coalville, LE67 2JG

Offers over £415,000





# Brief Description

This IMPRESSIVE detached house by Davidson Homes is located on the charming Emmerson Avenue in Hugglescote, and boasts four spacious double bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hall adorned with STYLISH LVT flooring that flows seamlessly through much of the ground floor. A convenient GROUND FLOOR WC adds to the practicality of the layout. The property features a versatile STUDY OR PLAY ROOM, and a GENEROUS LIVING ROOM that showcases a floating fireplace with an electric living flame.

The heart of the home is the LUXURIOUS open plan living kitchen diner, which extends the full width of the property. This contemporary kitchen features a STYLISH range of wall and base units, complete with a peninsula island and breakfast bar. Equipped with integrated appliances, including a fridge/freezer, dishwasher, and a double oven with a four-ring gas hob. The DINING AREA is bathed in natural light thanks to a large bay window and French doors that lead directly to the rear garden, while the living area benefits from an additional elevated window, enhancing the overall brightness of the space. A separate UTILITY ROOM offers space and plumbing for a washing machine and dryer, with convenient access to the driveway.

Upstairs, the property continues to impress with four generously sized double bedrooms. The master bedroom stands out with its feature wall panelling and bespoke built-in wardrobe, leading to a WALK-IN DRESSING ROOM and a contemporary en-suite bathroom. The first floor is completed by a LUXURIOUS four-piece family bathroom.

The exterior of the property is equally appealing, with a BEAUTIFULLY LANDSCAPED rear garden that combines paved patios and a lawn area, perfect for outdoor relaxation. The front garden enhances the home's curb appeal, while the tarmac driveway offers OFF-ROAD PARKING for multiple vehicles, leading to a single garage equipped with light and power.

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## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study/Play Room 8'8" x 6'11" (2.64m x 2.11m)

Living Room 11'1" x 15'4" (3.38m x 4.67m)

Open Plan Kitchen Diner 15'5" x 16'3" (4.70m x 4.95m)

Open Plan Living Area 11'2" x 9'3" (3.40m x 2.82m)

Utility Room 5'3" x 5'7" (1.60m x 1.70m)

## ON THE FIRST FLOOR

Landing

Master Bedroom 11'3" x 11'4" (3.43m x 3.45m)





Dressing Room	7'5" x 6'2" (2.26m x 1.88m)
En Suite	7'8" x 4'6" (2.34m x 1.37m)
Bedroom 2	8'8" x 13'7" (2.64m x 4.14m)
Bedroom 3	12'0" x 11'2" (3.66m x 3.40m)
Bedroom 4	9'2" x 10'2" (2.79m x 3.10m)
Family Bathroom	8'4" x 6'10" (2.54m x 2.08m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Single Garage	10'3" x 19'1" (3.12m x 5.82m)

## Key Features

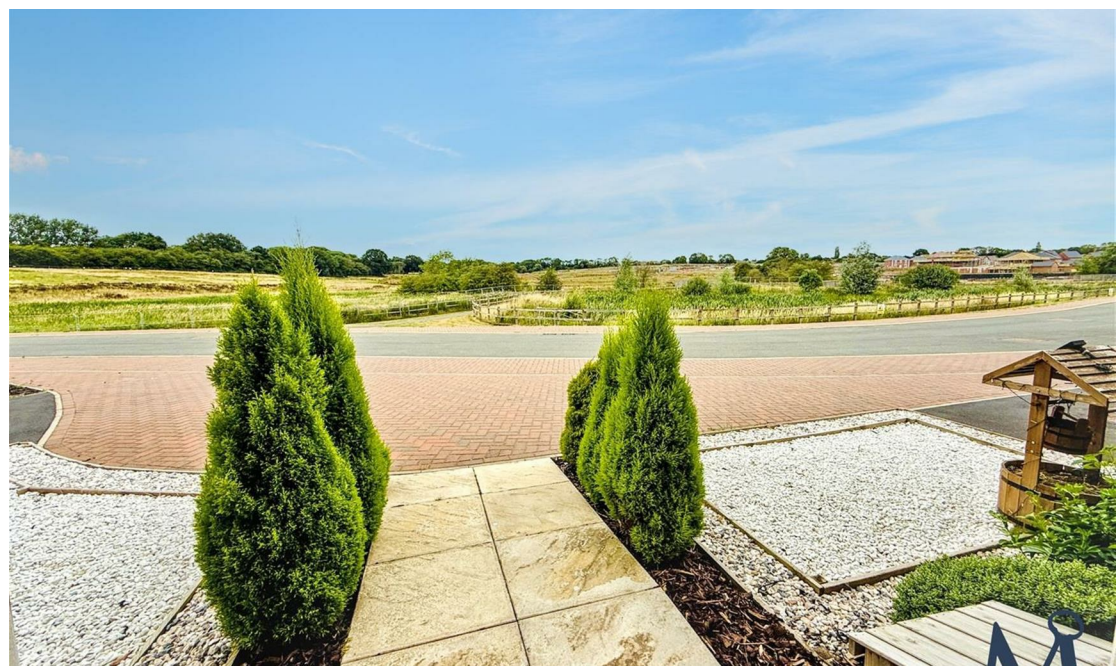
- Significant Upgrades Carried Out
- Contemporary En Suite Shower Room
- Stunning Open Plan Living Kitchen Diner
- South Facing Rear Garden
- Large Driveway & Single Garage
- Stunning Master With Dressing Room
- Four Piece Family Bathroom
- Spacious Living Room & Separate Study
- Open Views To The Front Elevation
- Virtual Property Tour Available



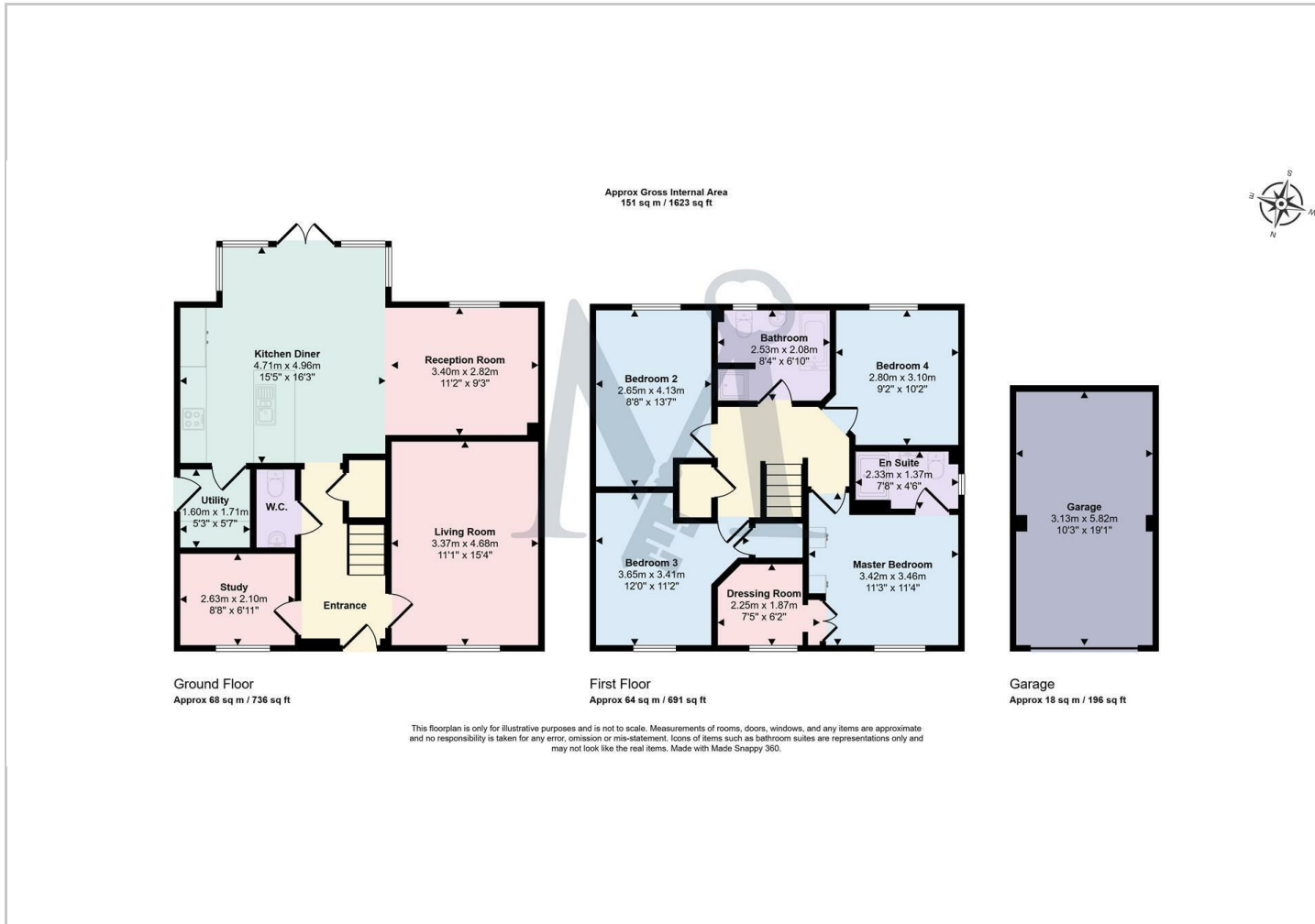




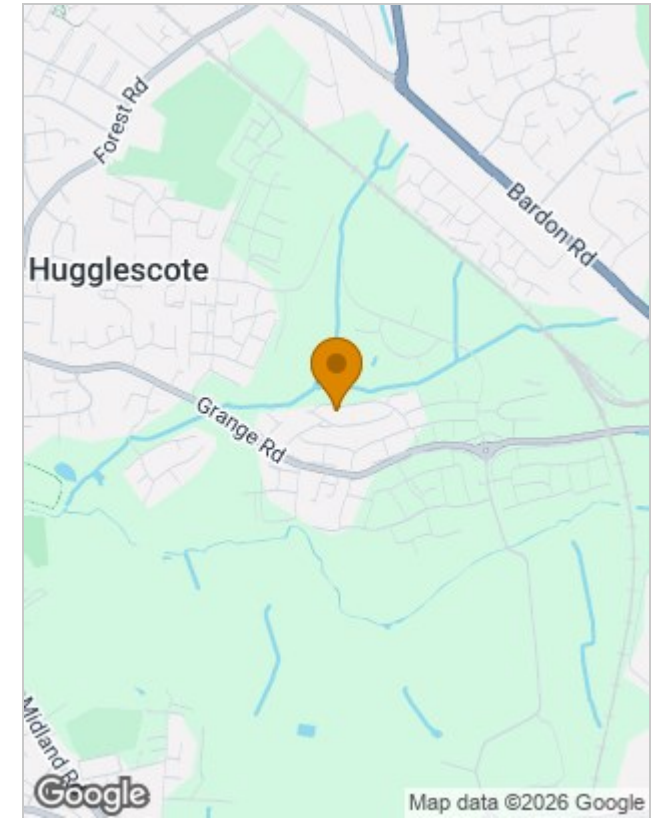




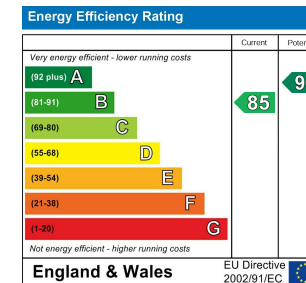
## Floor Plans



## Location Map



## Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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