



18 Balmoral Road, Coalville

Coalville

£500,000





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Executive Family Home Stunning 4-Bedroom Detached Residence

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Property
- Four Bedrooms
- Living/Dining/Kitchen
- Utility Room
- Downstairs W/C
- Study/Snug Room
- En-Suite to the Master Bedroom
- Prime Location
- Close to Amenities





Executive Family Home
Stunning 4-Bedroom Detached Residence

One of the Most Sought-After Developments in Coalville

Originally Built by David Wilson Homes

This impressive, extended, and spacious family home offers the perfect blend of contemporary living and generous family accommodation. Thoughtfully designed with high-quality finishes throughout, it features a beautifully re-fitted and extended living/dining/kitchen area that forms the true hub of the home.

Accommodation

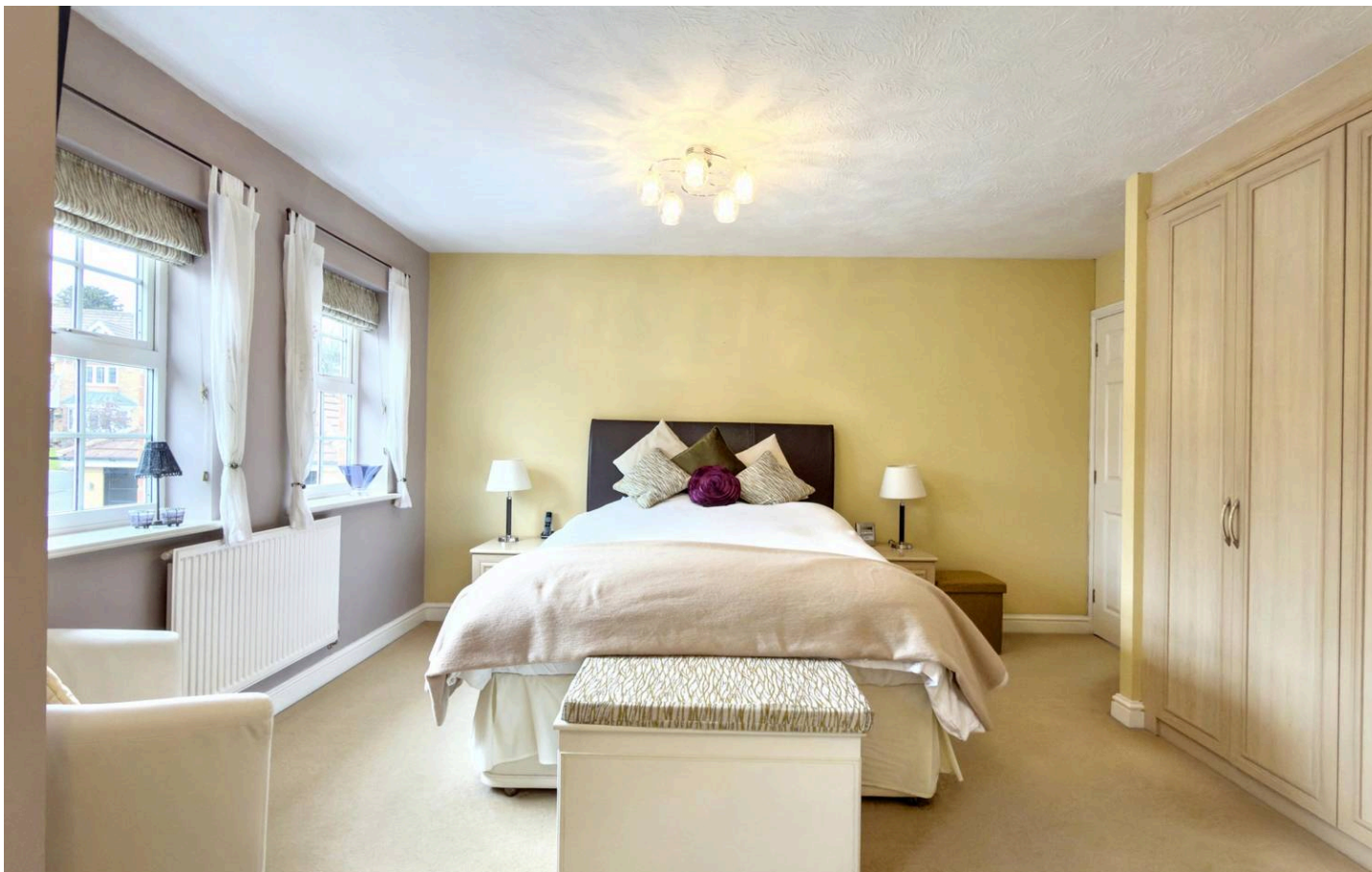
- Ground Floor: Canopy porch, bright and spacious hallway with built-in cloak cupboard, downstairs cloakroom/WC, separate study (ideal as a snug or home office), dual-aspect lounge with feature fireplace, and the standout extended living/dining/kitchen, utility room.
- First Floor: Four spacious bedrooms (one with ensuite shower room), family bathroom, gallery-style landing, and access to the loft and airing cupboard.

- Outside: Tarmac driveway providing ample parking, detached double garage with electric roller door, and beautifully presented rear gardens with extensive patio ideal for entertaining.

Key Features

- Downstairs Cloakroom/WC: Fitted with wash basin, tiled splashback, low-level WC, tiled floor, and double-glazed window.





- Study/Snug: Peaceful front room with double-glazed window.
- Lounge: Bright dual-aspect room with two double-glazed windows to the front, feature fire surround with inset living flame gas fire, and double-glazed double doors opening onto the rear patio.
- Extended Living/Dining/Kitchen: Distinct zones flow seamlessly together. The dining area comfortably accommodates a large family table. The living area features sliding patio doors to the garden, a side window, and skylights that flood the space with natural light. The contemporary kitchen boasts sleek units, quartz worktops, a five-ring hob with extractor, built-in oven and separate combination oven, integrated dishwasher, full-size fridge and separate freezer, tiled floor, and underfloor heating.
- Utility Room: Accessed from the kitchen lobby, with matching base units, worktop, sink and drainer, plumbing for a washing machine, wall-mounted boiler, and side window.



- Master Bedroom: Grand size with full-length fitted wardrobes, three double-glazed windows to the front, recessed dressing area, and private ensuite shower room (shower cubicle, wash basin, WC, part-tiled walls, double-glazed windows to side and rear, ladder-style radiator).
- Bedroom 2: Superb extended room (above the study) with two double-glazed windows to the front, a further side window, and built-in cupboard.
- Bedroom 3: Good-sized double with double-glazed window to the rear and built-in wardrobes.
- Bedroom 4: Further double bedroom with built-in wardrobes and double-glazed window to the rear.

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· Family Bathroom: Bath, separate shower cubicle, wash basin, WC, part-tiled walls, and double-glazed window. Externally

To the front: A well-appointed tarmac driveway with pathway to the front door and gated side access to the rear. The detached double garage offers flexible space with an electric roll-up door, side personal door, power, and light.

To the rear: Beautifully presented gardens with lawn, well-stocked borders, essential pathways, and a large patio spanning the width of the home — perfect for family gatherings and outdoor entertaining. A side path provides convenient access back to the garage and front gate.

This executive family home combines David Wilson Homes' renowned build quality with thoughtful extensions and modern upgrades, creating a versatile and welcoming space for modern family life in a highly desirable Coalville location.

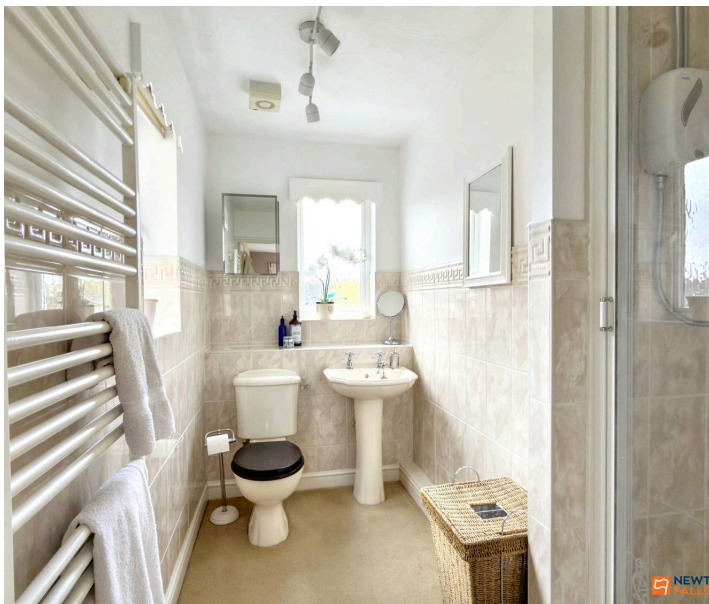
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies.

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