

# Drome Close

Coalville, LE67 4QR

John   
German






# Drome Close

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Price range £300,000 - £310,000

Offered with no upward chain, this extended detached family home enjoys a sought-after Forest Side cul-de-sac location. Featuring three double bedrooms, spacious living areas, conservatory, contemporary kitchen, garage, ample parking and a landscaped rear garden with sun deck.

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Offered for sale with no upward chain, this beautifully presented and extended detached family home occupies a sought-after cul-de-sac position on the popular Forest Side of Coalville. Boasting three genuine double bedrooms, spacious reception areas and a superb conservatory overlooking the rear garden, the property offers versatile accommodation perfectly suited to modern family living.

Complemented by a contemporary fitted kitchen, extensive driveway, integral garage and an attractive landscaped garden with elevated sun deck, this is a wonderful opportunity to acquire a ready-to-move-into home in a highly regarded residential location.

**Accommodation** - Offered for sale with no upward chain, this attractive and extended detached family home occupies a sought-after cul-de-sac position on the popular Forest Side of Coalville, offering spacious and versatile accommodation ideally suited to modern family living.

A half-glazed entrance door opens into the welcoming reception hallway, from where an inner door leads through to the beautifully proportioned main living room. This generous reception space enjoys a large UPVC double-glazed bow window to the front elevation, flooding the room with natural light, whilst a feature fireplace provides an attractive focal point.

An archway opens into the extended dining area, creating an excellent flow for both family life and entertaining. Beyond lies a superb conservatory with UPVC double-glazed windows overlooking the rear garden and a clear glazed roof overhead. This versatile space could serve as a family room, garden room, playroom or second sitting room and benefits from French doors opening directly onto the patio.

The kitchen is well appointed with an extensive range of contemporary high-gloss wall and base units extending to ceiling height, providing exceptional storage. Quartz work surfaces incorporate a one-and-a-half bowl inset sink with mixer tap, whilst integrated appliances include an induction hob with extractor canopy above, eye-level double oven also incorporating a microwave, dishwasher and fridge freezer. Leading off the kitchen is a useful ground-floor cloakroom fitted with a WC and corner wash hand basin with storage beneath.

Stairs rise to the first-floor landing where there are three excellent double bedrooms. The principal bedroom benefits from a comprehensive range of fitted bedroom furniture and bedside units, whilst bedrooms two and three both feature built-in wardrobes, ensuring ample storage throughout.

The family bathroom is fitted with a white suite comprising a panelled bath with electric shower over, vanity wash hand basin with storage beneath, WC and heated towel radiator. Full-height wall tiling and attractive quartz-effect floor tiles complete the room.

**Outside** - The property enjoys an enviable position within a popular residential cul-de-sac and is set back behind an extensive driveway providing ample off-road parking. Mature front gardens add to the property's kerb appeal, whilst the integral garage benefits from power, lighting and additional utility space with room for appliances.

Gated side access leads to the enclosed rear garden, where a patio seating area gives way to raised lawns. A further elevated timber deck enjoys a sunny aspect and provides the perfect spot to relax and enjoy the last of the evening sunshine.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05062026

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Ground Floor

Approximate total area<sup>(1)</sup>  
 109.7 m<sup>2</sup>  
 1183 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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