



20 Heron Way, Coalville

£335,000



# 20 Heron Way

Coalville, Coalville

**OFFERED WITH NO UPWARD CHAIN** This FOUR BEDROOM DETACHED FAMILY HOME comes to the market offering kitchen, utility room, ground floor w.c, open plan dining room and separate lounge to the ground floor with stairs rising to the first floor landing giving way to four good sized bedrooms including the en-suite shower room and family bathroom respectively. Externally, the property occupies a generous corner plot with ample off road parking to front with integral garage and private garden to rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Lounge & Dining Room
- Garage & Parking
- No Upward Chain
- En-Suite & Bathroom
- Four Bedrooms
- Corner Plot





## GROUND FLOOR

### Entrance Hall

Entered through a composite front door and comprising timber effect laminate flooring and coving.

### Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

Inclusive of an attractive range of wall and base, porcelain one and half bowl and sink drainer unit with swan neck mixer tap, tiled splash backs, space and plumbing for appliances, a four ring gas hob with extractor hood over, electric oven/grill, ceramic tiled flooring, inset down lights, uPVC double glazed window to front and opening into the utility room.

### Utility Room

6' 5" x 4' 11" (1.96m x 1.50m)

Having a work surface beneath which lies space and plumbing for appliances, continued ceramic tiled flooring, uPVC door accessing the rear garden and benefitting from a wall mounted gas fired central heating boiler.

### Ground Floor W.C

Comprising a low level push button w.c, wash hand basin with mono bloc mixer tap, part tiled walls, ceramic tiled flooring and extractor fan.

### Dining Room

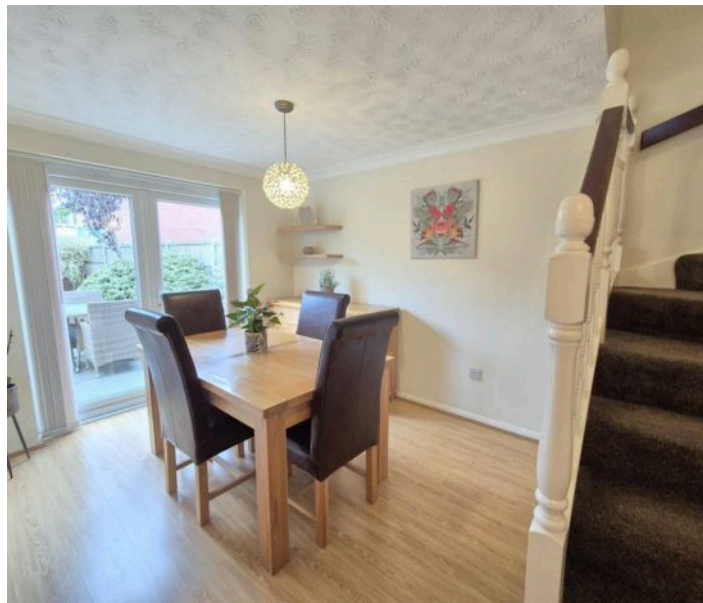
13' 7" x 8' 11" (4.14m x 2.72m)

Enjoying uPVC framed patio doors accessing the private rear garden and comprising stairs rising to the first floor, continued timber effect laminate flooring from the entrance hall and coving.

### Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

Having an Adam style gas fireplace with polish marble surround and hearth, coving and a uPVC double glazed bay window to front.





## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the family bathroom and en-suite shower room and comprises a loft hatch which in turn enjoys both light and power.

### Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Enjoying two uPVC double glazed windows to front and two double fitted wardrobes.

### En-Suite Shower Room

5' 0" x 5' 5" (1.52m x 1.65m)

This three piece suite comprises a low level push button w.c, a vanity wash hand basin with mono bloc mixer tap, a shower enclosure with thermostatic mixer attachment, laminate flooring, inset down lights, extractor fan and opaque uPVC double glazed window to side.

### Bedroom Two

9' 9" x 10' 3" (2.97m x 3.12m)

Having uPVC double glazed window to rear and inset down lights.

### Bedroom Three

10' 0" x 11' 3" (3.05m x 3.43m)

Having uPVC double glazed window to rear.

### Bedroom Four

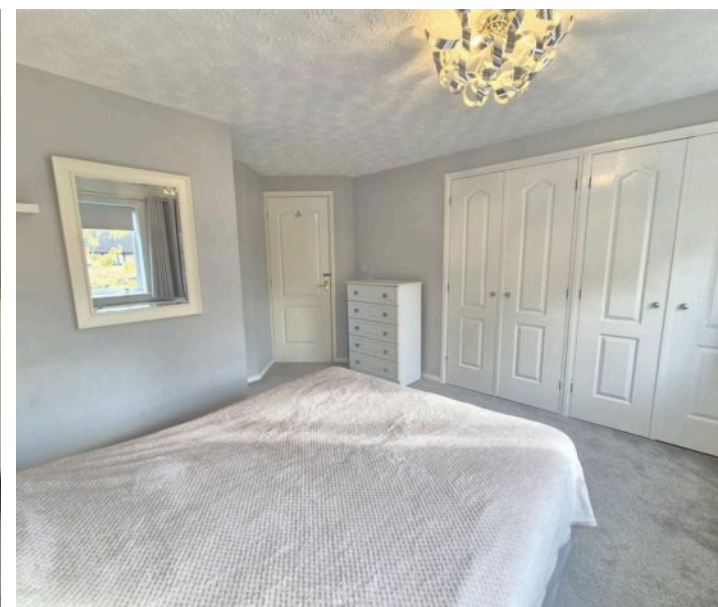
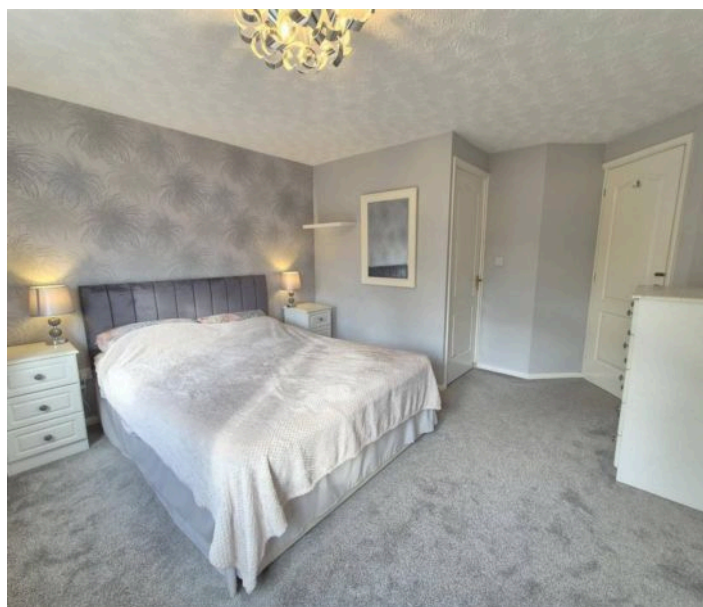
8' 10" x 8' 1" (2.69m x 2.46m)

Having uPVC double glazed window to front and double built in wardrobe.

### Family Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

This three piece suite comprises a panelled bath with mixer shower tap attachment, tiled splash backs, low level push button w.c, a vanity wash hand basin with mono bloc mixer tap, timber effect laminate flooring, airing cupboard, extractor fan and opaque uPVC double glazed window to side.





## OUTSIDE

### Private Rear Garden

Enjoying a timber decked patio area, water point, timber close board fencing with side gated access, a well maintained lawn surrounded by a range of bark chip and slate shingling with a host of shrubs.

### Front

A tarmacadamed driveway sits adjacent to areas of stone shingling and a well maintained lawn which in turn gives way to the front door and access to the garage.

### Garage

Dimensions: 2.54m x 5.28m (8'4" x 17'4"). Entered via and electric roller entrance door and having both light and power.









Ground Floor



First Floor







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