



4 Ellis Close  
Ellistown, Coalville, LE67 1FU

£265,000



## Brief Description

This CHARMING three-bedroom detached house offers a WONDERFUL opportunity for families seeking a comfortable and SPACIOUS home. Located on the Ellis Close cul-de-sac, Ellistown, this property is designed to provide ample living space, with a well-thought-out layout that allows for personal touches to be added, making it truly your own.

The property welcomes you with a spacious entrance hall that leads to a convenient ground floor WC and provides internal access to the GARAGE.

The heart of the home is the inviting lounge, featuring a charming fireplace with a gas fire, which flows seamlessly into a DELIGHTFUL CONSERVATORY. This extended space is ideal for relaxation, allowing you to enjoy views of the private rear garden. The dining room, located at the front of the property, is enhanced by elegant glazed OAK double doors, creating a sense of openness and light.

The WELL-APPOINTED KITCHEN boasts a range of wall and base units, complete with a gas hob, electric oven, and plumbing for a washing machine. A sliding door provides easy access to the garden, making it a practical space for both cooking and entertaining.

Upstairs, you will find three GENEROUSLY SIZED double bedrooms. The master bedroom is a TRUE RETREAT, featuring wardrobes and an en-suite bathroom for added convenience. The two additional bedrooms are well-proportioned and share a family bathroom. The bathroom showcases a contemporary three-piece suite, equipped with a panelled bath complete with a shower over, a WC, and a hand basin.

Externally, the property benefits from a driveway that offers plenty of OFF-ROAD PARKING, leading to a single garage. The rear garden is a SUNLIT HAVEN, predominantly laid to lawn, with a patio area perfect for outdoor dining, a garden shed for storage, and a luxurious hot tub for relaxation.

This home presents an EXCELLENT OPPORTUNITY for those looking to add their personal touches while enjoying a peaceful setting in Ellistown.







## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Dining Room  
8'2" x 9'8" (2.49m x 2.95m)

Living Room  
11'2" x 14'2" (3.40m x 4.32m)

Conservatory  
8'3" x 10'9" (2.51m x 3.28m)

Kitchen  
9'5" x 11'11" (2.87m x 3.63m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
11'3" x 11'2" (3.43m x 3.40m)

En Suite  
7'9" x 4'6" (2.36m x 1.37m)

Bedroom 2  
9'4" x 11'3" (2.84m x 3.43m)

Bedroom 3  
11'1" x 7'1" (3.38m x 2.16m)

Family Bathroom  
6'7" x 5'6" (2.01m x 1.68m)

## ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

Single Garage  
8'9" x 15'9" (2.67m x 4.80m)

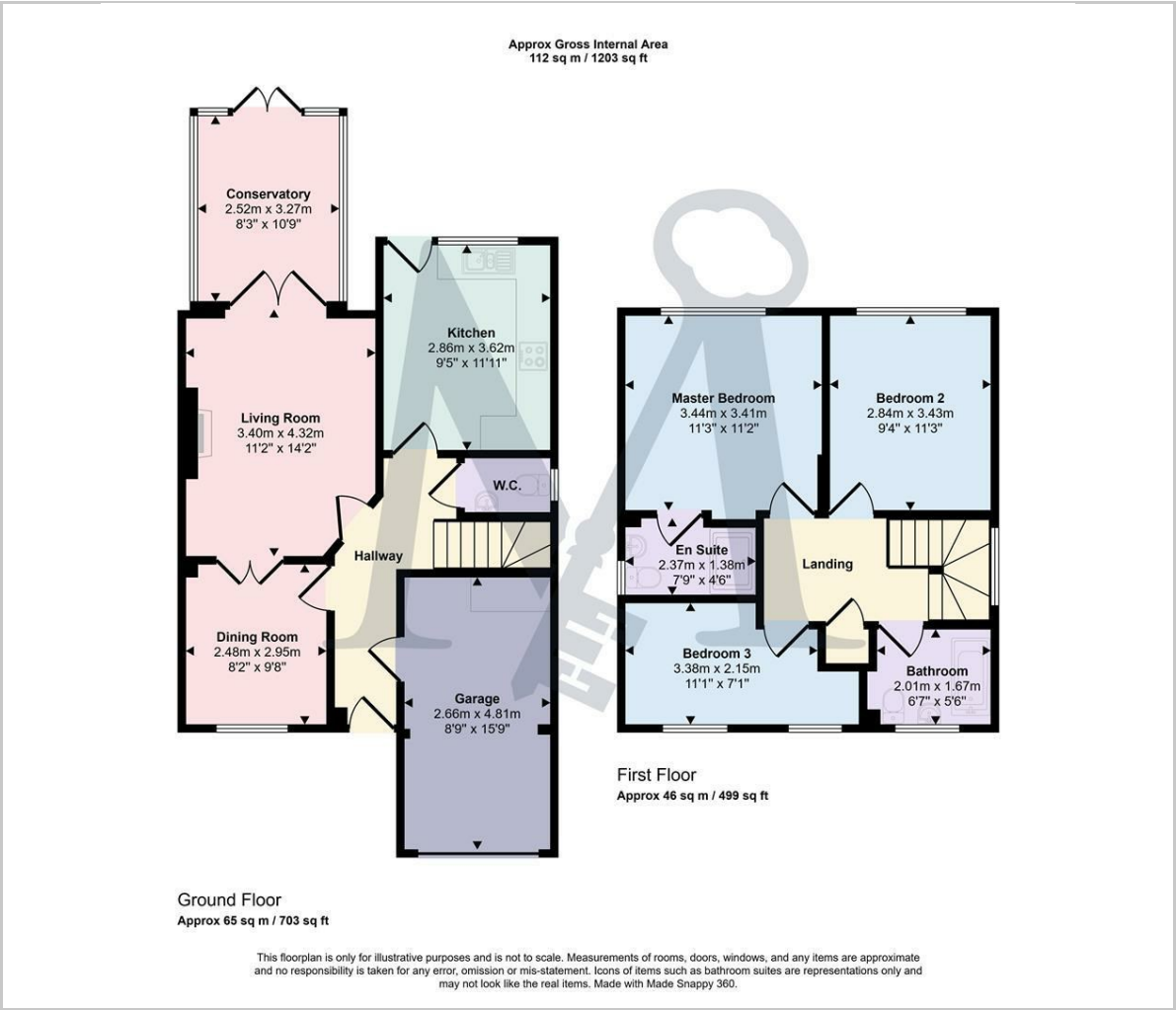








Floor Plan



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.

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Area Map



Energy Efficiency Graph

