



16 Balmoral Road, Coalville

£440,000

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This FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after position within the popular commuter town of Coalville. Comprising an open entrance hall, ground floor wc, living room, family room, dining area and open plan kitchen with further utility room to the ground floor. Stairs rising to the first floor landing gives way to four double bedrooms including the en-suite shower room and family bathroom respectively, whilst to the outside a landscaped garden to the rear complements a good size frontage which in turn offers off road parking for multiple vehicles and access to the integral double garage.

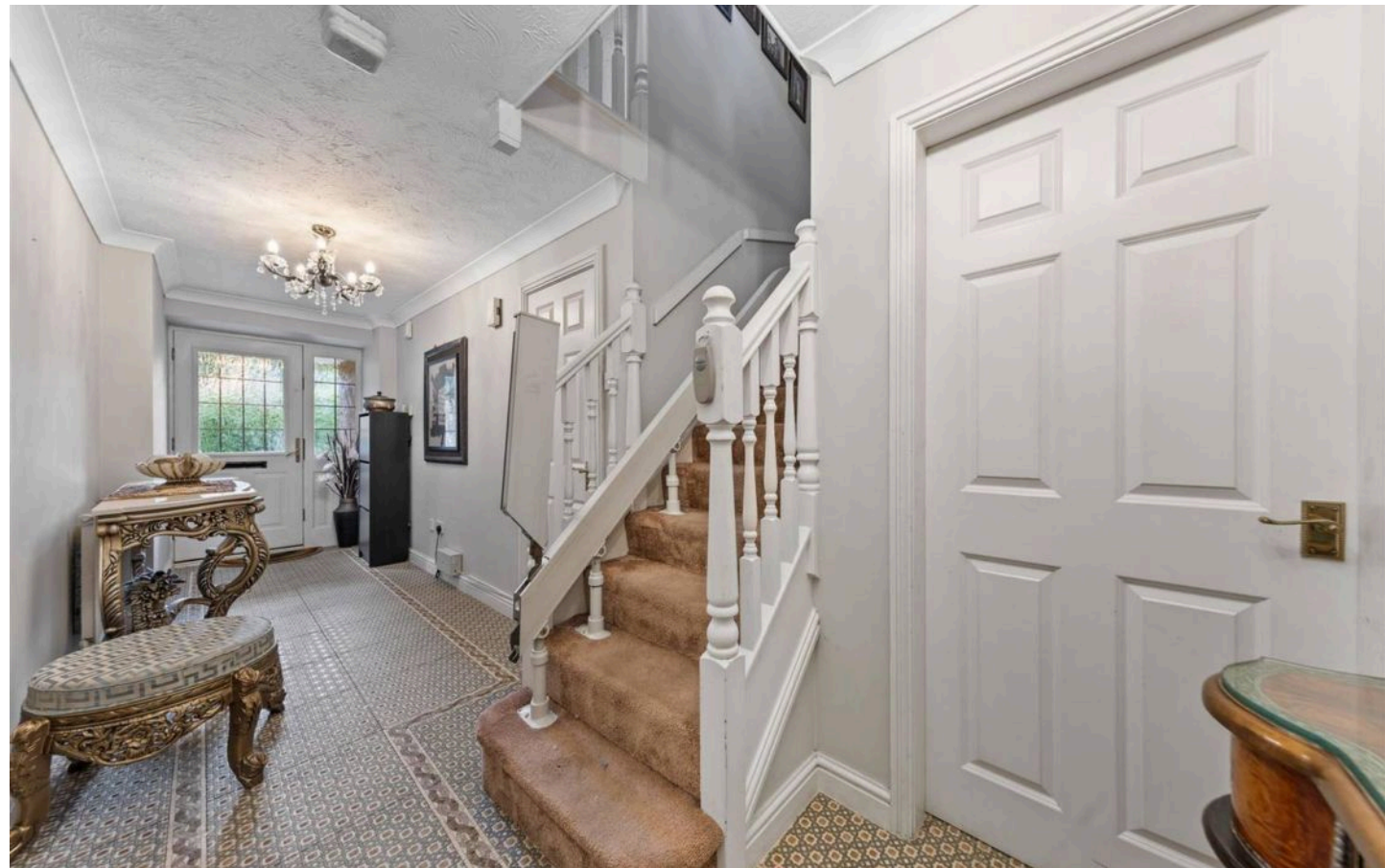
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Double Bedrooms
- Sought After Location
- En-suite & Family Bathroom
- Utility & WC
- Double Garage
- Three Reception Rooms



GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset double glazed panel, having ceramic tiled flooring, coving and stairs rising to the first floor.

Lounge

17' 2" x 12' 0" (5.23m x 3.66m)

Enjoying timber effect laminate flooring, a gas fired Adam style fireplace with sandstone surround and hearth, uPVC double glazed window to front, coving and double opening timber doors accessing the family room.

Family Room

10' 0" x 10' 7" (3.05m x 3.23m)

Having uPVC double glazed French doors accessing the private rear garden, coving and timber effect laminate flooring.

Guest Cloakroom

Comprising a low level push button wc, pedestal wash hand basin with tiled splash backs, vinyl flooring and extractor fan.

Kitchen

10' 6" x 22' 1" (3.20m x 6.73m)

Inclusive of a range of wall and base units with complementary rolled edged worksurfaces, a one and a half bowl porcelain sink and drainer unit with swan neck mixer tap, four ring gas hob with extractor hood over, double electric oven and grill, integrated dishwasher and having uPVC double glazed windows to rear.

Dining Area

14' 10" x 9' 1" (4.52m x 2.77m)

Enjoying s dual aspect uPVC double glazed windows to the left and rear elevations whilst also providing uPVC French doors accessing the private rear garden.



Utility Room

5' 4" x 9' 1" (1.63m x 2.77m)

Having access to understairs storage, a composite door accessing the rear garden, a worksurface between which offers space and plumbing for appliances, vinyl flooring, extractor fan and gas central heating boiler.

FIRST FLOOR LANDING

Stairs rising to the first floor gives access to four double bedrooms including the en-suite and family bathroom respectively. Also comprising ceramic tiled flooring, airing cupboard and loft hatch.

Bedroom

14' 3" x 9' 1" (4.34m x 2.77m)

Enjoying a range of fitted wardrobes, uPVC double glazed window to rear and timber effect laminate flooring.

Family Bathroom

6' 0" x 9' 9" (1.83m x 2.97m)

This four piece suite comprises a low level wc, pedestal wash hand basin, paneled bath, double shower enclosure having part tiled walls, ceramic tiled flooring, chrome heated towel rail, extractor fan, shaver point and an opaque uPVC double glazed window to rear.

Bedroom

10' 0" x 14' 0" (3.05m x 4.27m)

Having double fitted wardrobes and uPVC double glazed window to rear.

Bedroom

17' 2" x 12' 0" (5.23m x 3.66m)

Enjoying a range of fitted wardrobes and a uPVC double window to front.

En-Suite

This three piece comprises a low level wc, pedestal wash hand basin, double shower enclosure, part tiled walls, ceramic tiled flooring, shaver point, extractor fan and opaque uPVC double glazed window to front.



Bedroom

13' 10" x 15' 1" (4.22m x 4.60m)

Having a range of fitted wardrobes and uPVC double glazed window to front.

OUTSIDE**Private Rear Garden**

A paved patio area, facilitated by side gated access, water point, a well maintained lawn edged with flower beds and surrounded by a range of retaining brick wall and timber closed board fencing.

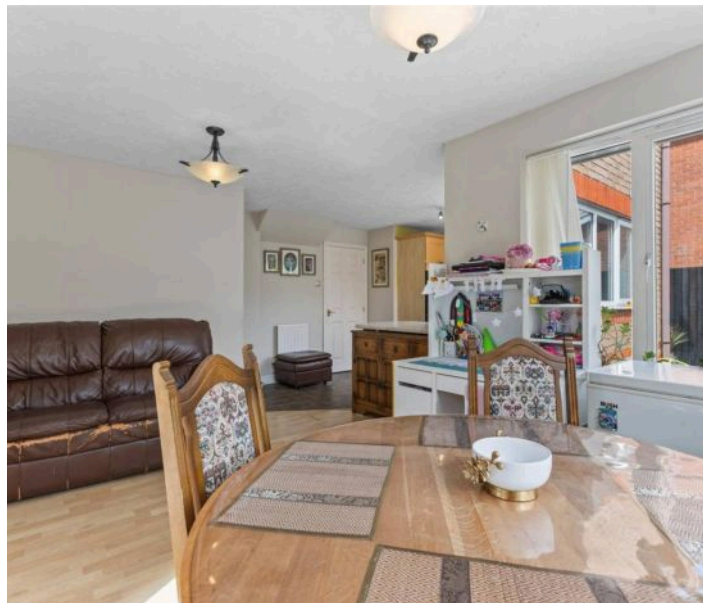
Front

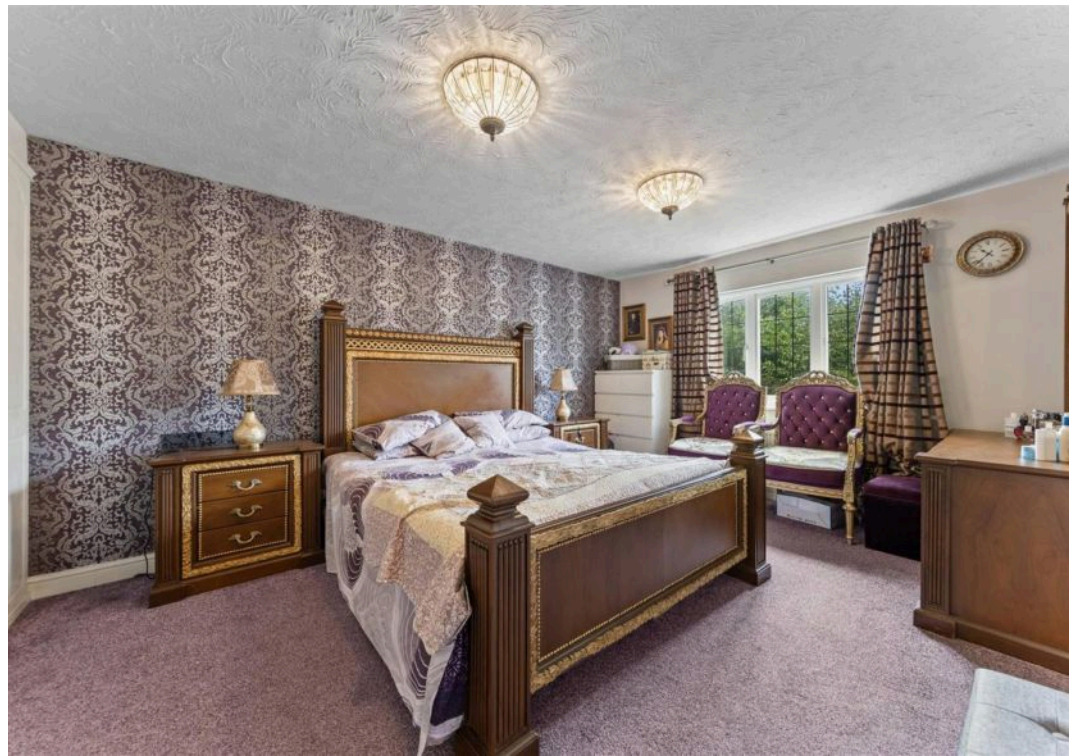
A double tarmacadam driveway offer off road parking for multiple vehicles and sits adjacent to a well maintained lawn which in turn grants access to the front door beneath a canopy porch.

Integrated Double Garage

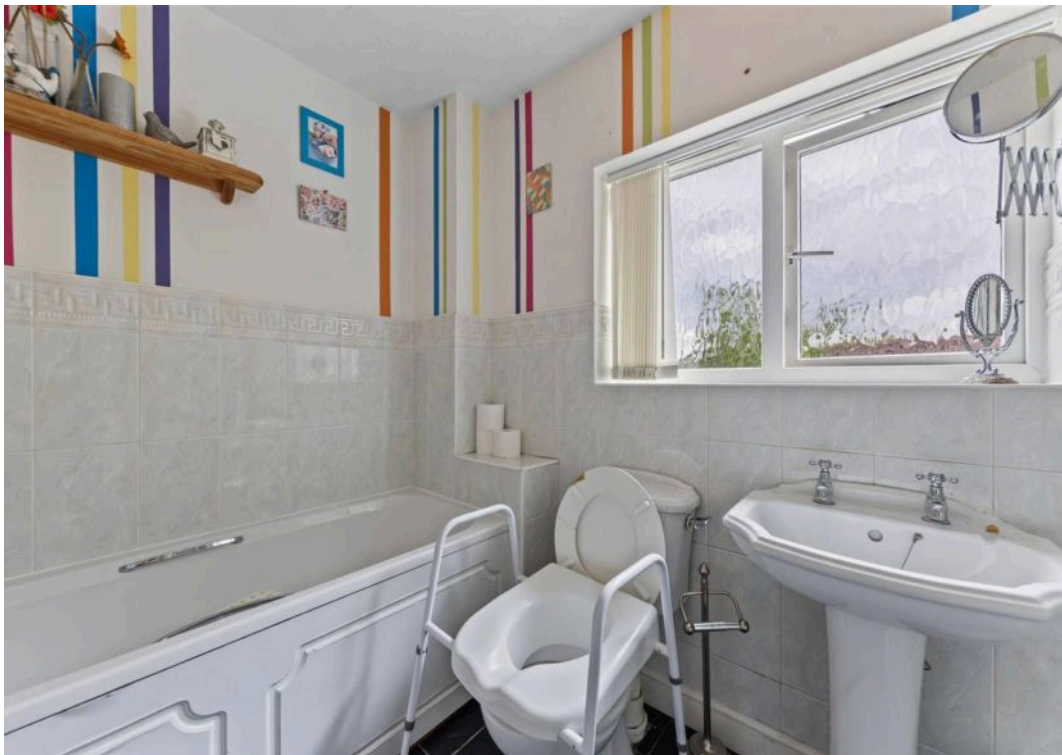
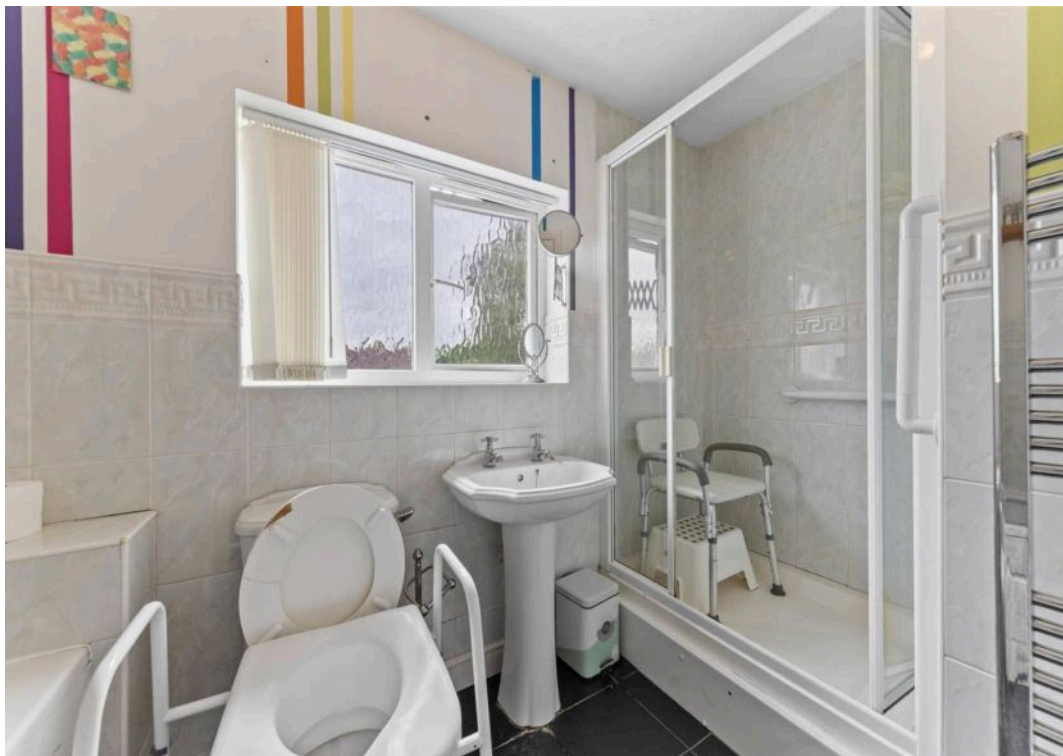
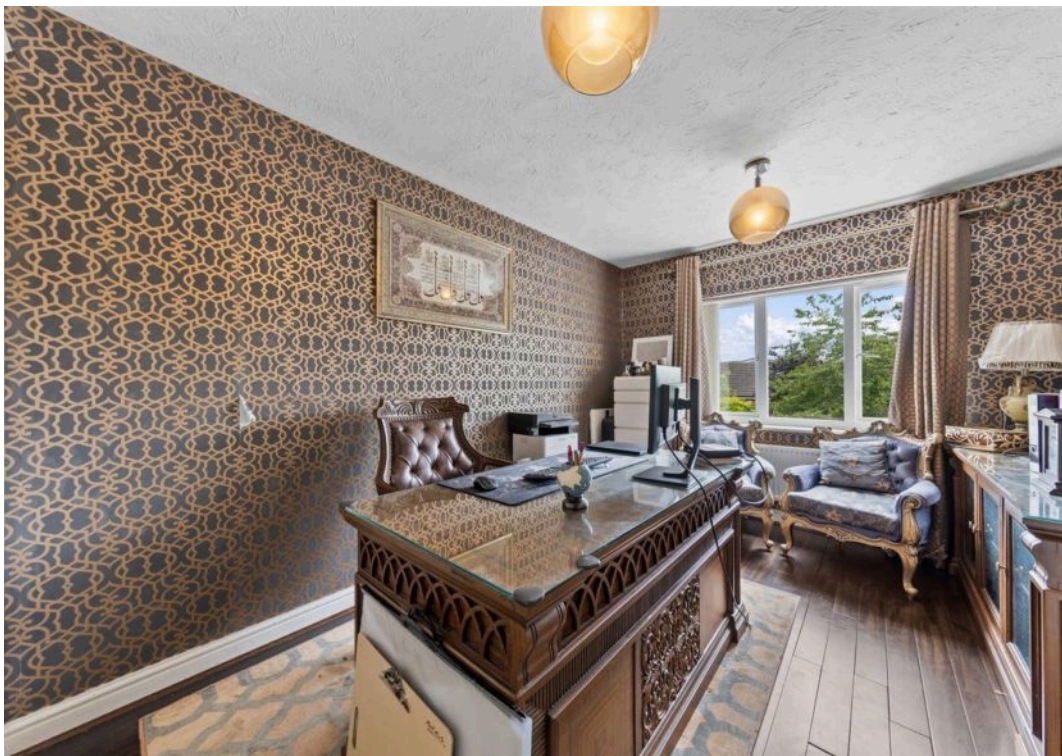
17' 2" x 15' 1" (5.23m x 4.60m)

Having an up and over door to front, a personnel door to rear accessing the utility and having light and power.











Ground Floor



First Floor





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