



Alexanders  
MarketMakers.

# Hallfield Twycross

- Modern attractive three bedroom family home
- Expertly extended to provide potential extra bedroom
- Open-plan kitchen/dining/living room
- Bespoke cabinetry and integrated appliances
- Separate utility and downstairs shower room
- Spacious bedrooms with built in storage
- Large drive for ample off-road parking
- Beautiful sought after village location
- EPC Rating TBC / Council Tax Band B / Freehold

Welcome to this superb semi-detached family home, a property that has been thoughtfully extended and tastefully redesigned by the current owners to create a versatile and stylish living space in this sought-after village location.

Tucked away within a peaceful cul-de-sac, this home beautifully combines contemporary open-plan living with practical family friendly features, offering a seamless balance of comfort, efficiency, and modern design. The property has been significantly enhanced in recent years, with an impressive wraparound extension, newly installed windows and doors, and an efficient air source heating system, all of which contribute to its refined presentation and energy conscious appeal.

From the outset, the home exudes curb appeal with its attractive rendered frontage and spacious gravelled driveway, providing ample off-road parking for several vehicles.





#### Accommodation:

Upon entering, a welcoming hallway sets the tone for the home's warm and modern aesthetic. From here, stairs rise to the first floor, while a versatile study or potential fourth bedroom is conveniently positioned to the front of the property, ideal for those seeking additional work from home space or guest accommodation.

At the heart of the home lies a stunning open-plan kitchen and dining area, designed with family living and entertaining in mind. A striking central island takes centre stage, complemented by contemporary cabinetry, tiled backsplashes, and an abundance of natural light streaming in through inset Velux windows. Adjoining the kitchen, a practical utility room provides access to the garden and houses a sleek, modern shower room, enhancing the home's everyday functionality. To the rear, the generous dining and sitting area offers versatile reception space, complete with built-in storage and elegant French doors that open directly to the garden. The ground floor is completed by a stylish and cosy family living room, featuring a bespoke media wall and sound-proofed surrounds for an enhanced entertainment experience.

The first floor continues to impress, offering two spacious double bedrooms alongside a well-proportioned third bedroom, each tastefully presented and adaptable to a variety of needs. A beautifully appointed family bathroom completes the internal accommodation, showcasing a modern three-piece suite in a complementary design.

#### Gardens and land:

Externally, the rear garden provides the perfect setting for outdoor enjoyment and relaxation. With a paved patio area ideal for dining and entertaining, and the remainder laid to lawn, the garden is both practical and inviting. Adding to its appeal, a built-in speaker system operates both inside and outside the property, ensuring a seamless entertainment experience throughout.

#### Location:

Ideally situated within this quiet cul de sac, the property enjoys close proximity to highly regarded local schools, a selection of eateries, and excellent commuter links, making it a perfect choice for families and professionals alike.

#### Method of Sale:

The property is offered for sale by Private Treaty.

#### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

#### Tenure:

The property is being sold freehold with vacant possession upon completion.

#### Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

#### Viewings:

Viewing strictly by appointment only via sole selling agent, **Alexanders of Ashby-de-la-Zouch**, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.





## Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by air source heat pump.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

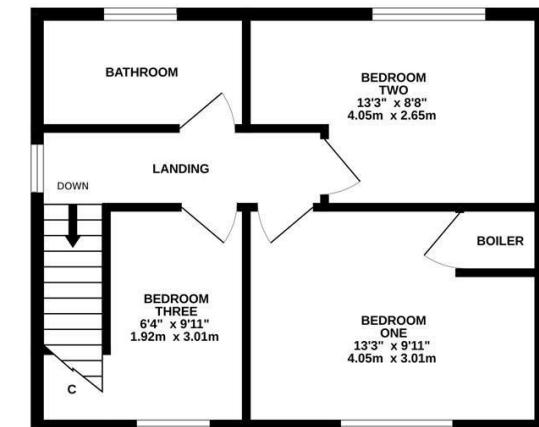
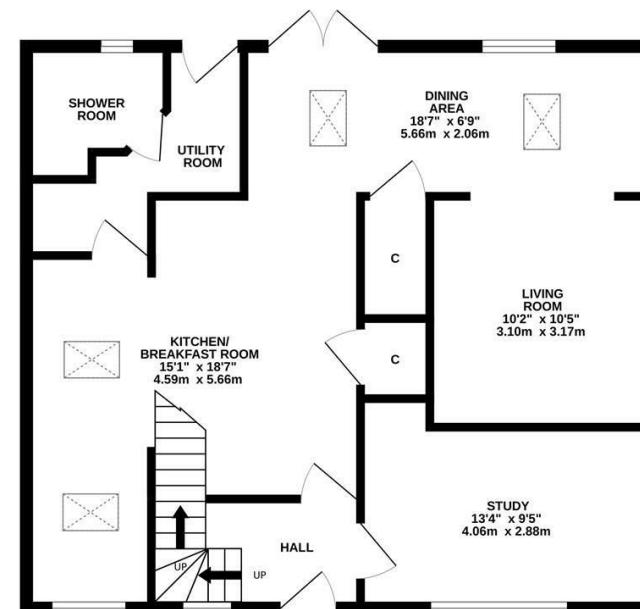
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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