



33 Perran Avenue  
Whitwick, Coalville, LE67 5PQ

£325,000

4 1 1



## Brief Description

Situated at the head of a quiet cul-de-sac and enjoying ATTRACTIVE TREE-LINE VIEWS to the rear, this BEAUTIFULLY PRESENTED dormer bungalow offers spacious and versatile accommodation, ideal for a variety of buyers. Ready to move straight into, the property provides flexible living space that can be configured as either three or four bedrooms.

The accommodation begins with a welcoming entrance porch leading into a central hallway with stairs rising to the two first floor bedrooms. On the ground floor the spacious living room enjoys delightful views over the rear garden through a large picture window and French doors opening onto the rear patio, whilst a feature electric fire creates an attractive focal point.

The modern dining kitchen is fitted with a range of contemporary wall and base units, complemented by quality work surfaces, an induction hob, integrated Bosch oven and ample space for appliances. A door provides direct access to the rear garden.

A RECENTLY REFITTED SHOWER ROOM features a stylish three piece suite incorporating a double walk in shower, vanity wash basin and WC.

The generous main bedroom overlooks the front elevation and benefits from a walk in wardrobe, which offers potential for conversion into an ensuite if desired. A further versatile room, currently used as a dining room, could alternatively serve as an additional ground floor bedroom.

To the first floor are two further double bedrooms, both benefiting from built in wardrobes and useful eaves storage.

Externally, the property continues to impress with a BEAUTIFULLY MAINTAINED REAR GARDEN featuring paved seating areas, shaped lawns, planted borders and a greenhouse, all enclosed for privacy.

To the front, landscaped gardens complement a generous driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES, leading to a detached single garage with light and power supply. Double gates offer additional access to the rear of the plot.





ON THE GROUND FLOOR

Entrance Porch  
5'6" x 5'1" (1.69 x 1.56)

Entrance Hallway

Living Room  
19'5" x 11'0" (5.92 x 3.37)

Kitchen Diner  
11'2" x 14'3" (3.42 x 4.35)

Bedroom One  
11'11" x 13'0" (3.64 x 3.97)

Dining Room/ Bedroom Two  
10'6" x 10'11" (3.21 x 3.35)

Shower Room  
8'2" x 7'2" (2.49 x 2.19)

ON THE FIRST FLOOR

Landing

Bedroom Three  
7'10" x 9'10" (2.41 x 3.02)

Bedroom Four  
8'5" x 9'10" (2.58 x 3.02)

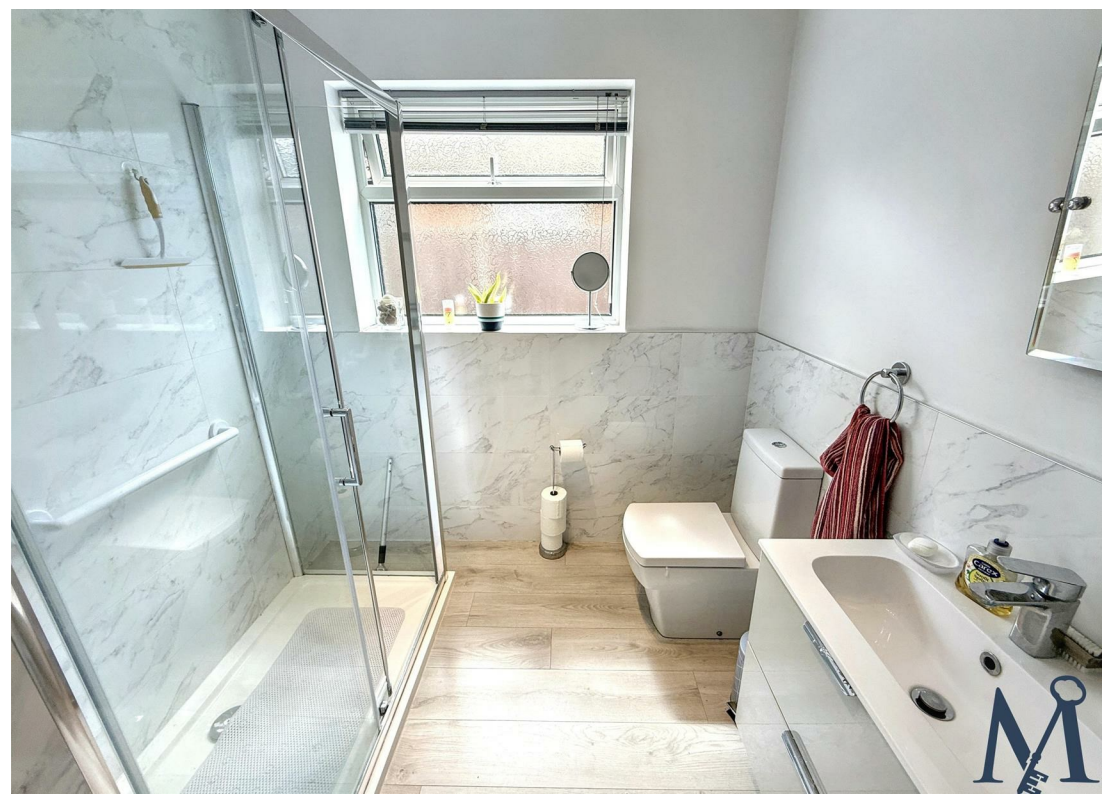
ON THE OUTSIDE

Front Garden

Driveway

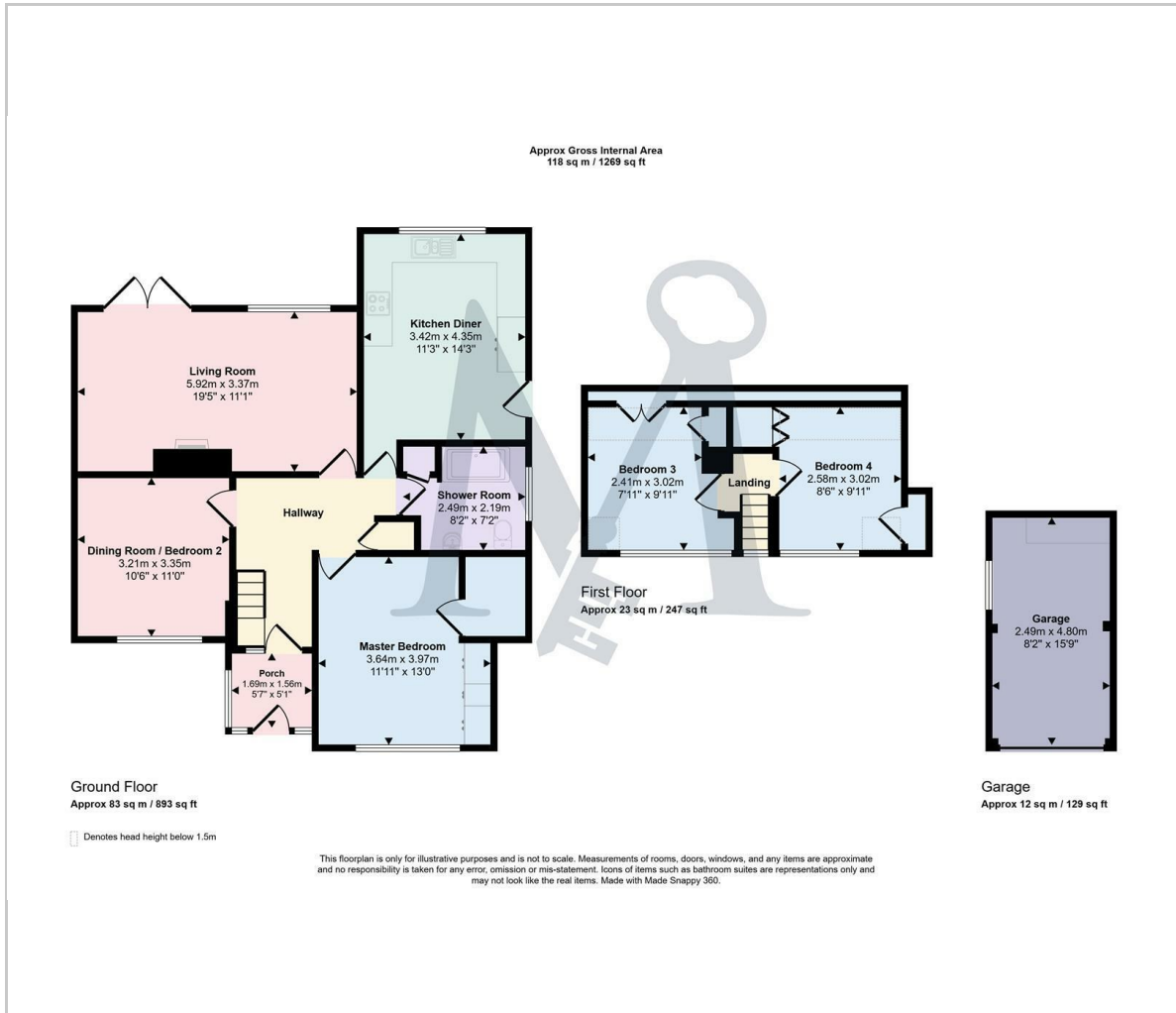
Rear Garden

Detached Single Garage  
8'2" x 15'8" (2.49 x 4.8)





## Floor Plan



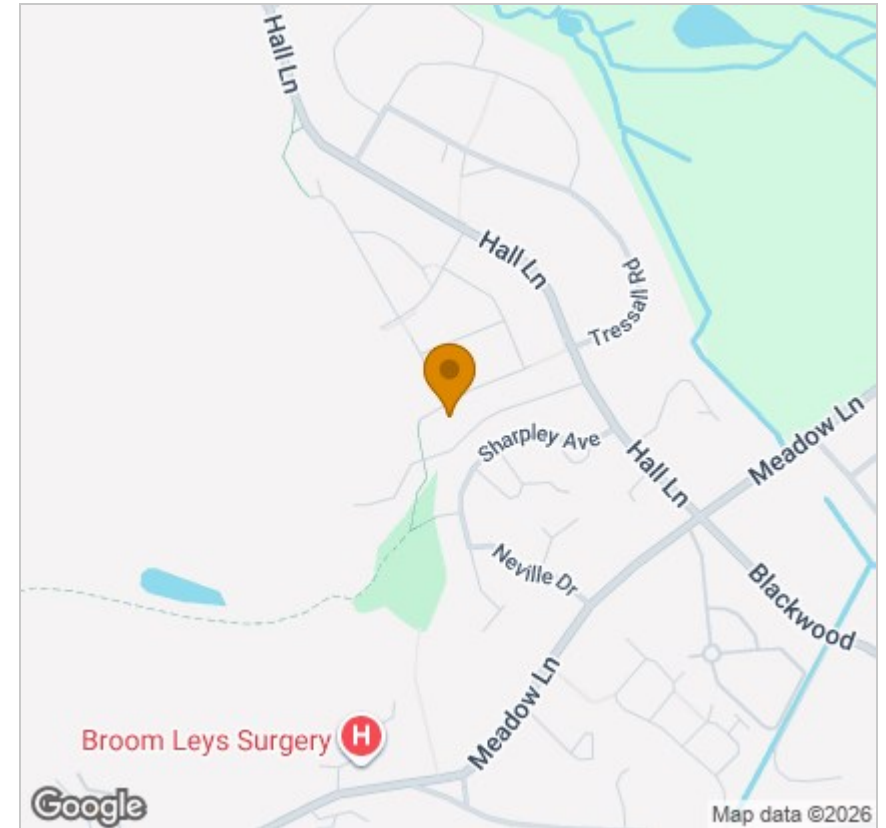
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

## Area Map



## Energy Efficiency Graph

