



3 Primrose Drive, Coalville, LE67 4AF

£520,000





Brief Description

£520,000

Located on the edge of Coalville, this IMPRESSIVE detached David Wilson residence is a standout opportunity for modern family living. Positioned on a SOUGHT-AFTER corner plot, the home offers extensive living accommodation, five generously sized bedrooms and three stylish bathrooms, blending comfort with elegance.

You are greeted by a welcoming entrance hall adorned with elegant Amtico flooring and OAK DOORS that flow seamlessly throughout the home. The ground floor features a convenient WC, enhancing the practicality. The EXPANSIVE living room, which stretches from the front to the back of the house, is bathed in natural light thanks to its bay-fronted window and French doors that lead directly to the garden. Adjacent to this, the separate sitting room, complete with a charming feature fireplace, offers a VERSATILE space to suit whatever your needs.

At the heart of the home lies an impressive OPEN-PLAN living, fitted kitchen and dining area. The MODERN KITCHEN is equipped with a range of stylish wall and base units, a built-in breakfast bar, and high-quality integrated appliances, including a double oven, dishwasher, and wine fridge. This space is perfect for entertaining, featuring a media wall with a feature electric fire, a bay window, and French doors that open onto the garden, creating a seamless indoor-outdoor flow. A separate UTILITY ROOM with garden access also adds to the convenience.

Upstairs, you will find five DELIGHTFUL BEDROOMS, with the master suite offering fitted wardrobes and a chic shower en suite. The second bedroom also benefits from its own en suite, while the remaining bedrooms are perfect for family or guests. The family bathroom is a LUXURIOUS four-piece suite, ensuring ample facilities for all.

The property features a PRIVATE SOUTH WESTERLY garden with paved patio, artificial lawn, and an electric pergola with heating, speakers, and adjustable roof. A spacious driveway accommodates multiple vehicles, leading to a DETACHED DOUBLE GARAGE



ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC 5'1" x 7'7" (1.55m x 2.31m)

Living Room 12'2" x 21'7" (3.71m x 6.58m)

Sitting Room 10'7" x 14'2" (3.23m x 4.32m)

Open Plan Living, Kitchen, Diner 14'6" x 22'0" (4.42m x 6.71m)

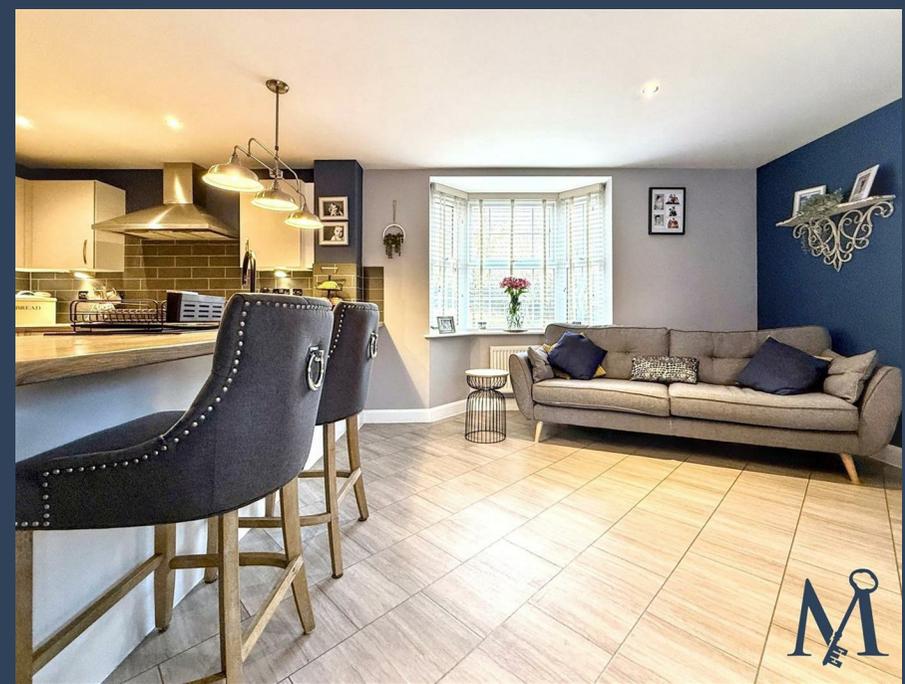
Utility Room 8'2" x 7'0" (2.49m x 2.13m)

ON THE FIRST FLOOR

Landing

Master Bedroom 14'10" x 11'2" (4.52m x 3.40m)

En Suite 7'8" x 4'6" (2.34m x 1.37m)





Bedroom 2	10'8" x 13'10" (3.25m x 4.22m)
En Suite	7'10" x 4'5" (2.39m x 1.35m)
Bedroom 3	12'4" x 10'0" (3.76m x 3.05m)
Bedroom 4	10'2" x 11'2" (3.10m x 3.40m)
Bedroom 5	
Family Bathroom	9'9" x 11'2" (2.97m x 3.40m)

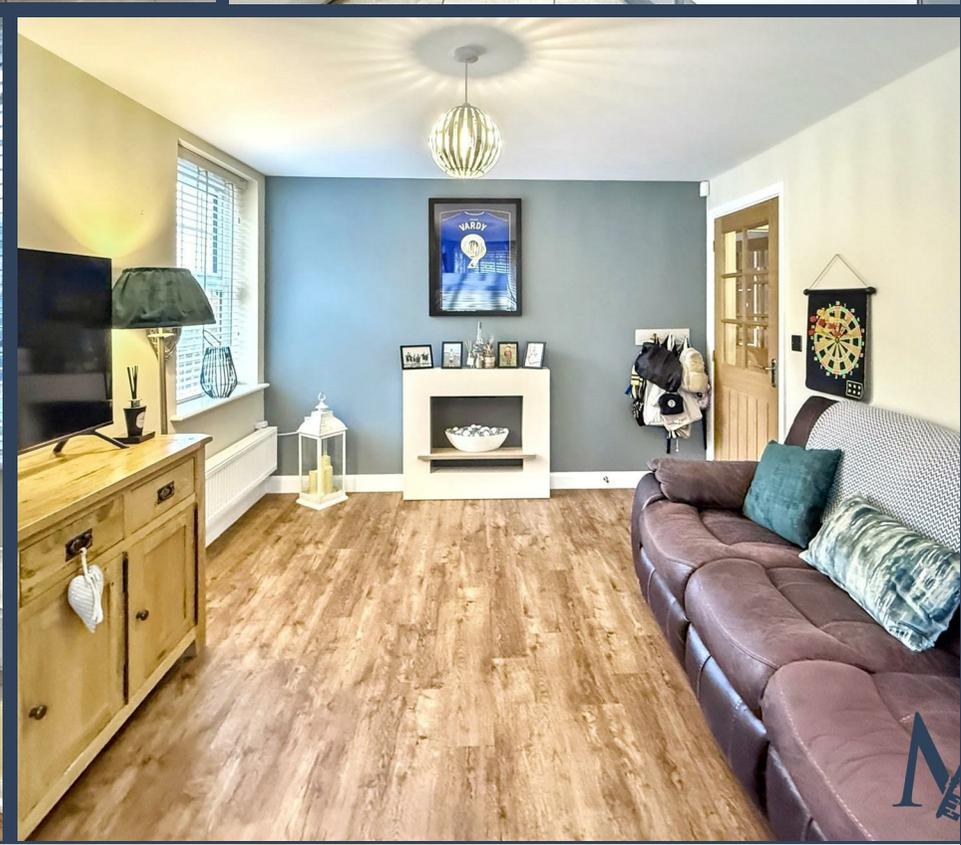
ON THE OUTSIDE

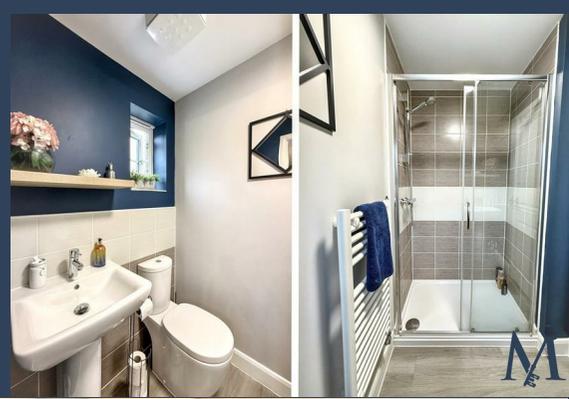
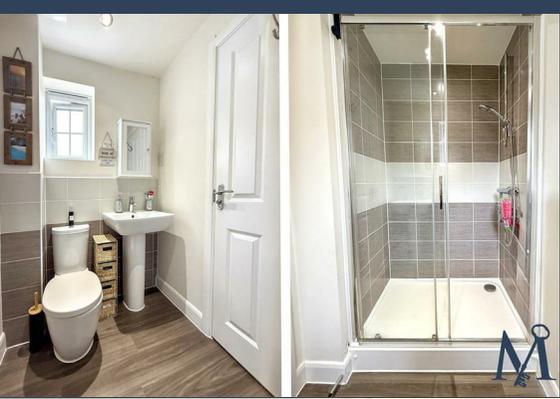
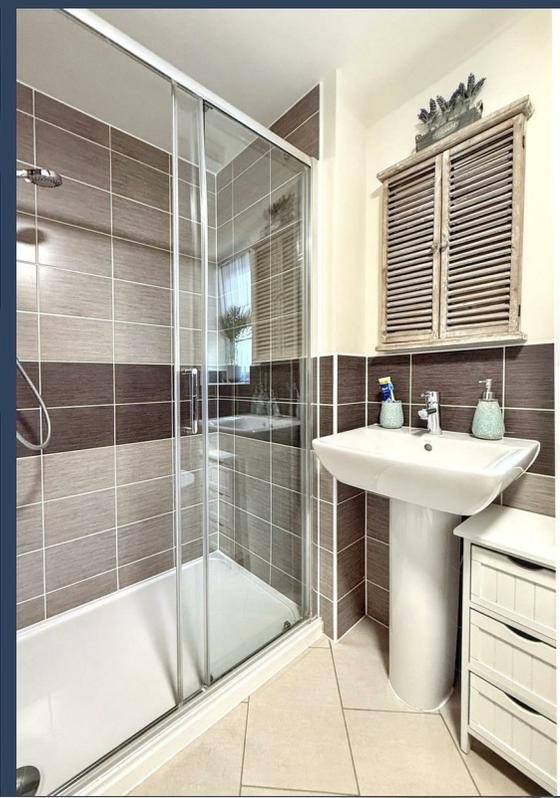
Front Garden	
Rear Garden	
Driveway	
Double Garage	17'3" x 17'2" (5.26m x 5.23m)

Key Features

- Stunning Five Bedroom Detached Home
- Four Piece Family Bathroom
- Living Room & Separate Sitting Room
- Driveway & Double Garage
- Beautifully Presented Throughout
- Two En Suite Shower Rooms
- Beautiful Living, Kitchen, Diner
- South Westerly Facing Garden Plot
- Corner Plot Position
- Virtual Property Tour Available



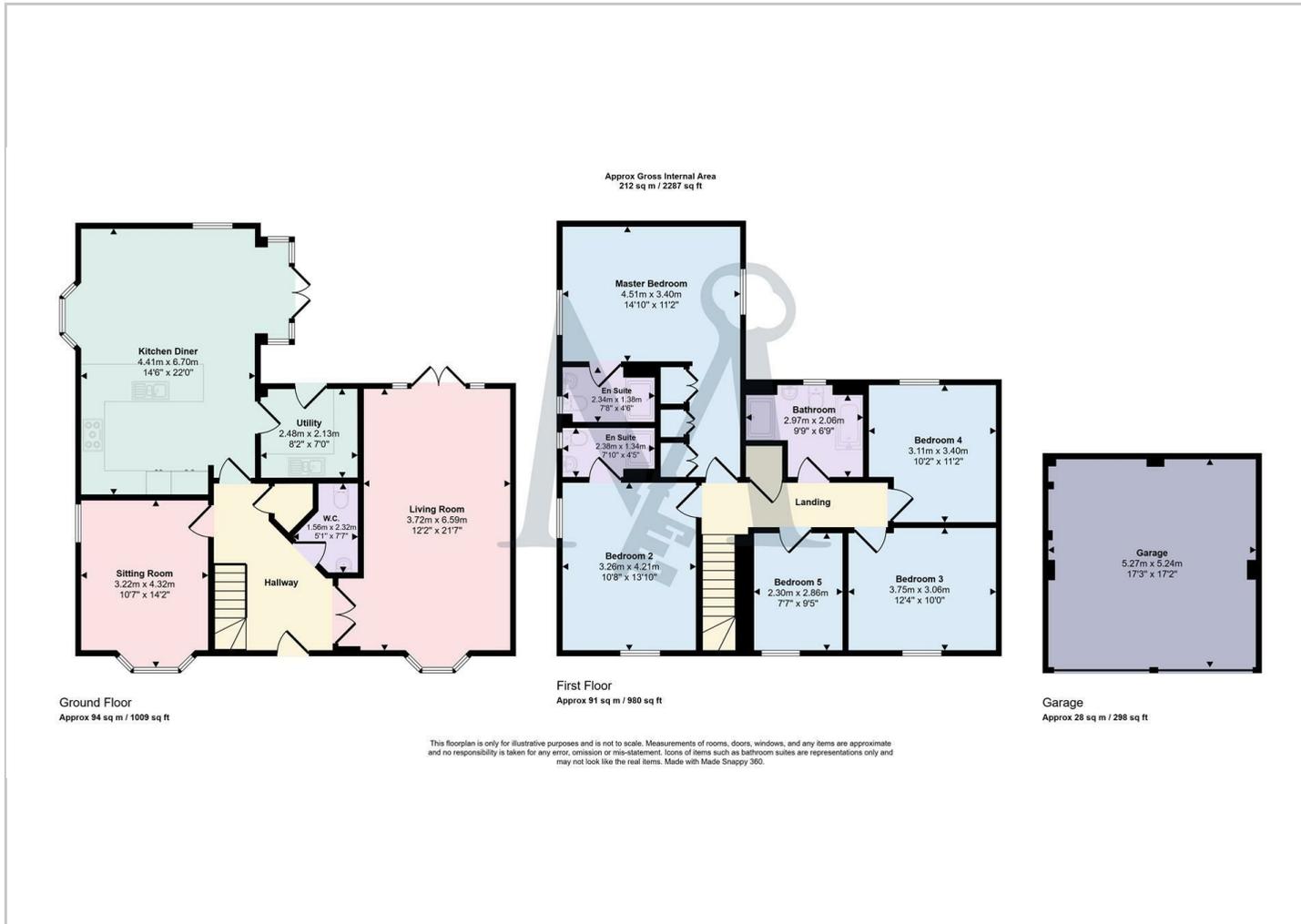




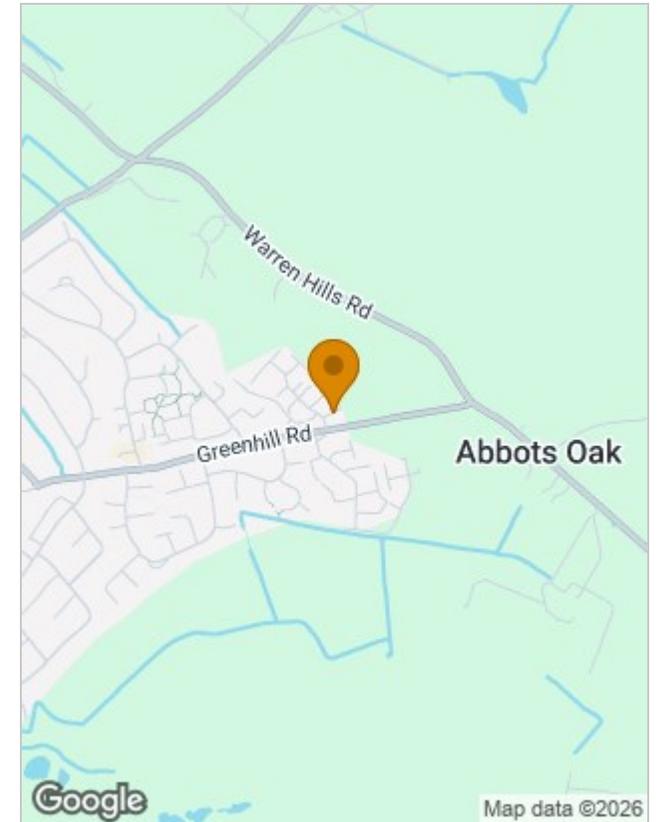




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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