MAYNARD ESTATES

7 Alderwood Close, Coalville, LE67 3QY

£280,000

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Brief Description

£280,000

This semi-detached house on Alderwood Close, Coalville, is a SPLENDID FAMILY HOME that boasts four bedrooms and two bathrooms across three well-designed storeys. This property is BEAUTIFULLY PRESENTED and situated at the end of a QUIET CUL DE SAC. The RECENTLY INSTALLED AIR SOURCE heating system, offers energy-efficient heating throughout the property. Additionally, the ELECTRIC VEHICLE (EV) charging point is a thoughtful touch.

As you approach the home, you are greeted by a CHARMING landscaped frontage that sets a welcoming tone. Upon entering, the hallway leads you to a SPACIOUS BAY FRONTED living room. The ground floor features stylish Invictus LUXURY vinyl tiled flooring, enhancing the modern aesthetics.

The heart of the home is undoubtedly the DINING KITCHEN, which is both STYLISH and functional. It showcases a vast array of dove grey fitted units complemented by an elegant marble effect worktop, a matching central island, and a breakfast bar. Fully fitted appliances, including a full-length fridge and freezer, integrated dishwasher, double oven, microwave, and a four-ring induction hob, make this kitchen a chef's dream. FRENCH DOORS open to the rear garden, seamlessly blending indoor and outdoor living. A SEPARATE UTILITY ROOM adds convenience with space for a washing machine and dryer, along with access to a ground floor WC.

The FIRST FLOOR comprises three well-appointed bedrooms, with the second bedroom featuring fitted wardrobes and the third enjoying lovely tree line views. A good-sized single bedroom completes this level, alongside a modern three-piece family bathroom suite. The TOP FLOOR is dedicated to the MASTER SUITE, a luxurious space that includes an extensive range of built-in wardrobes, a window seat, and a CONTEMPORARY en-suite bathroom.

Outside, the property continues to impress with a beautifully landscaped REAR GARDEN that is easy to maintain, perfect for family enjoyment. Additionally, a driveway provides AMPLE OFF-ROAD PARKING.

ON THE GROUND FLOOR	
Entrance Hall	
Living Room	12'1" x 19'0" (3.68m x 5.79m)
Kitchen Diner	15'10" x 10'8" (4.83m x 3.25m)
Utility Room	5'9" x 5'3" (1.75m x 1.60m)
Ground Floor WC	

ON THE FIRST FLOOR	
Bedroom Two	8'6" x 14'3" (2.59m x 4.34m)
Bedroom Three	8'7" x 13'1" (2.62m x 3.99m)
Bedroom Four	6'6" x 10'8" (1.98m x 3.25m)
Family Bathroom	6'6" x 6'1" (1.98m x 1.85m)

ON THE SECOND FLOOR

Master Bedroom	12'0" >7'11" x 17'7" (3.66m >2.41m x 5.36m)
En-Suite	7'9" x 5'8" (2.36m x 1.73m)

ON THE OUTSIDE

Rear Garden

Front Garden

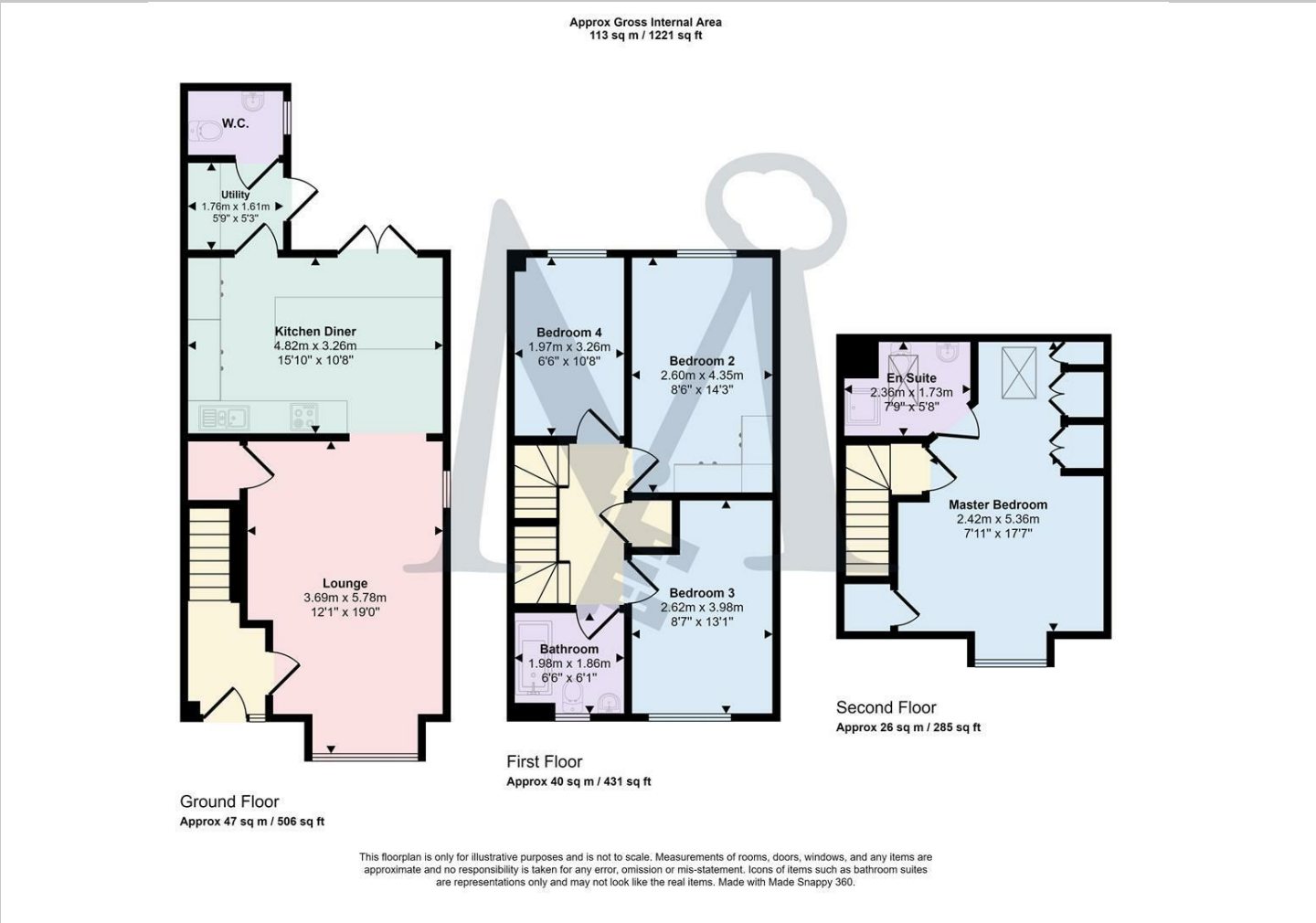
Driveway

Key Features

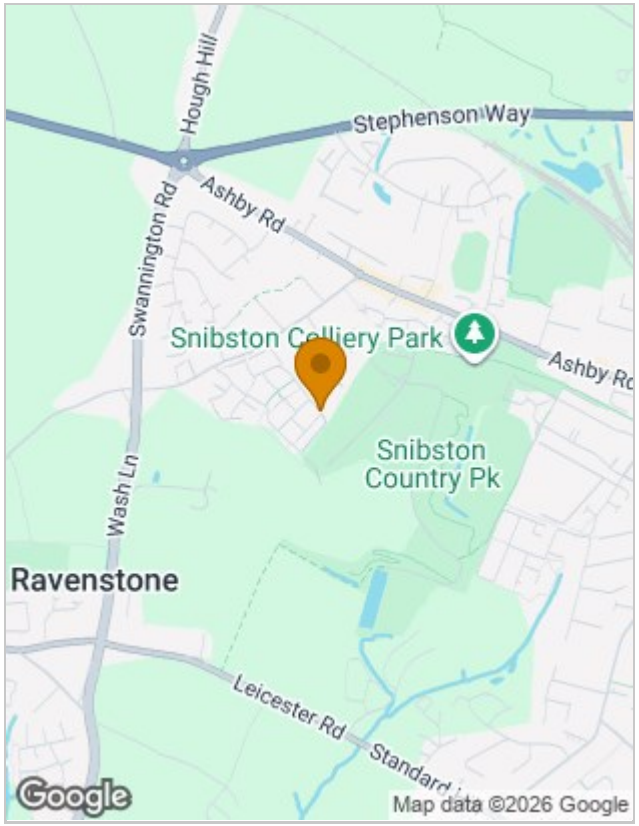
- Four Good Sized Bedrooms
- Spacious Living Room
- Utility Room & Ground Floor WC
- Beautifully Landscaped Gardens
- Pleasant End Of Cul-De-Sac Location
- Top Floor Master Suite
- Stunning Fitted Dining Kitchen
- Contemporary Family Bathroom
- Large Driveway Parking
- Maynard Estates Virtual Property Tour Available

BATH

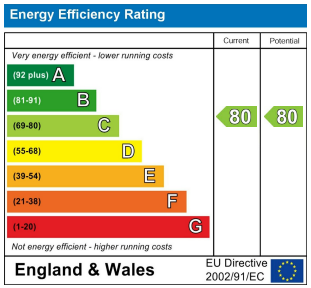
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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