



MAYNARD  
ESTATES



3 Primrose Drive, Coalville, LE67 4AF

£525,000





# Brief Description

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**.

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## ON THE FIRST FLOOR

Entrance Hall

5'1" x 7'7" (1.55m x 2.31m)

Ground Floor WC

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

Living Room

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

Sitting Room

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

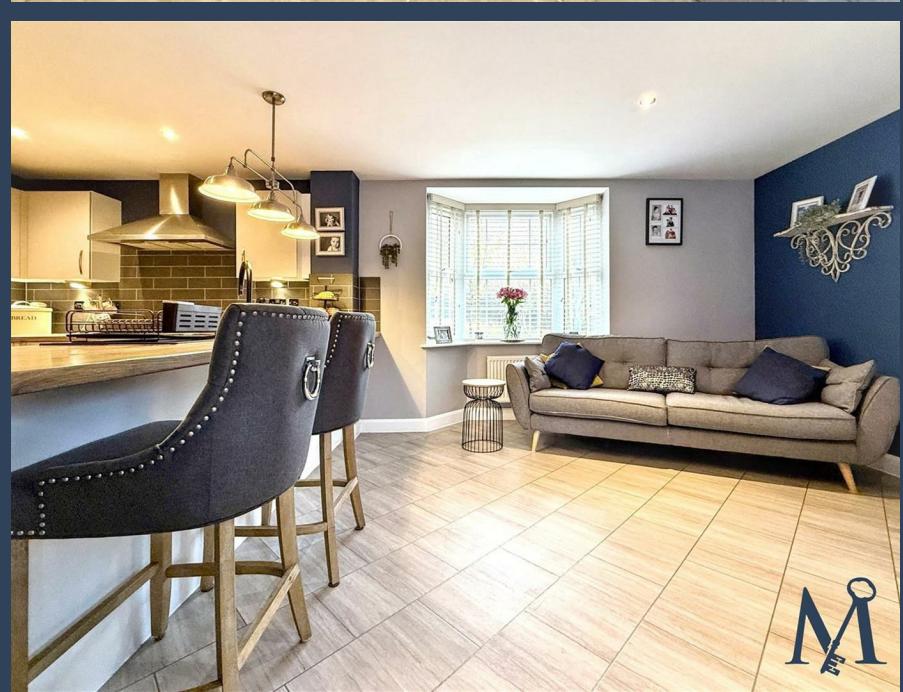
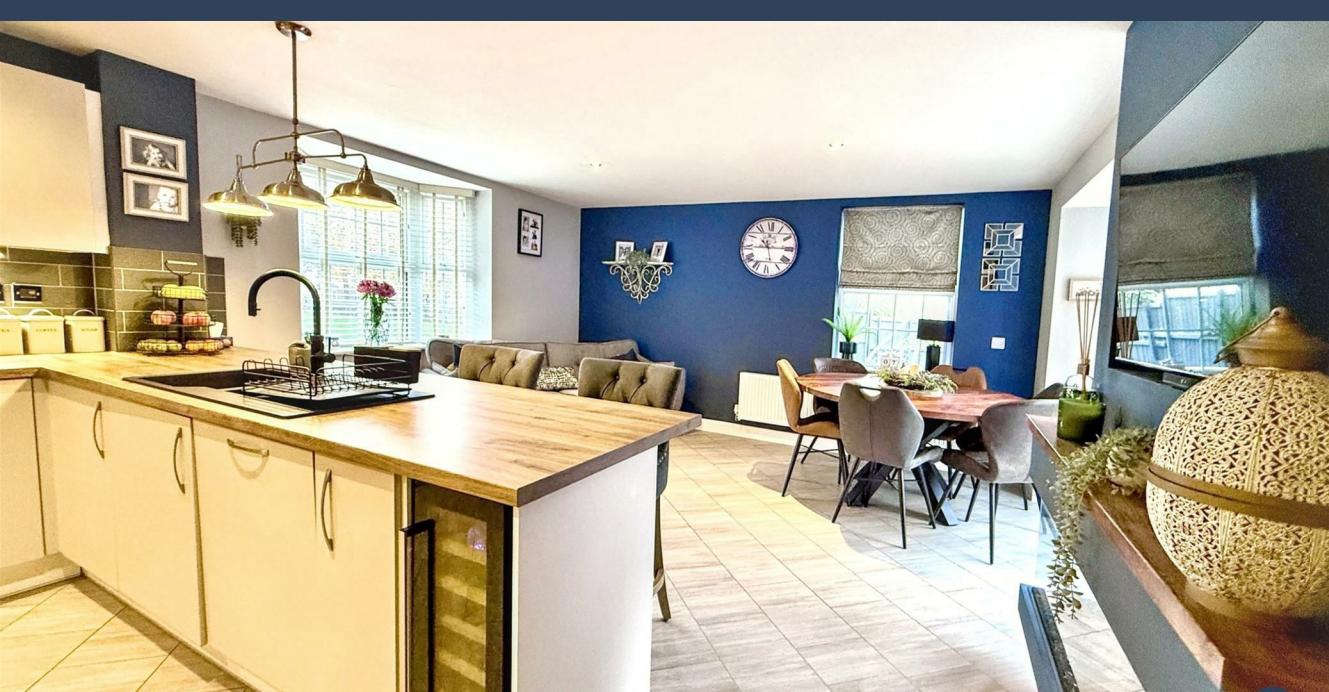
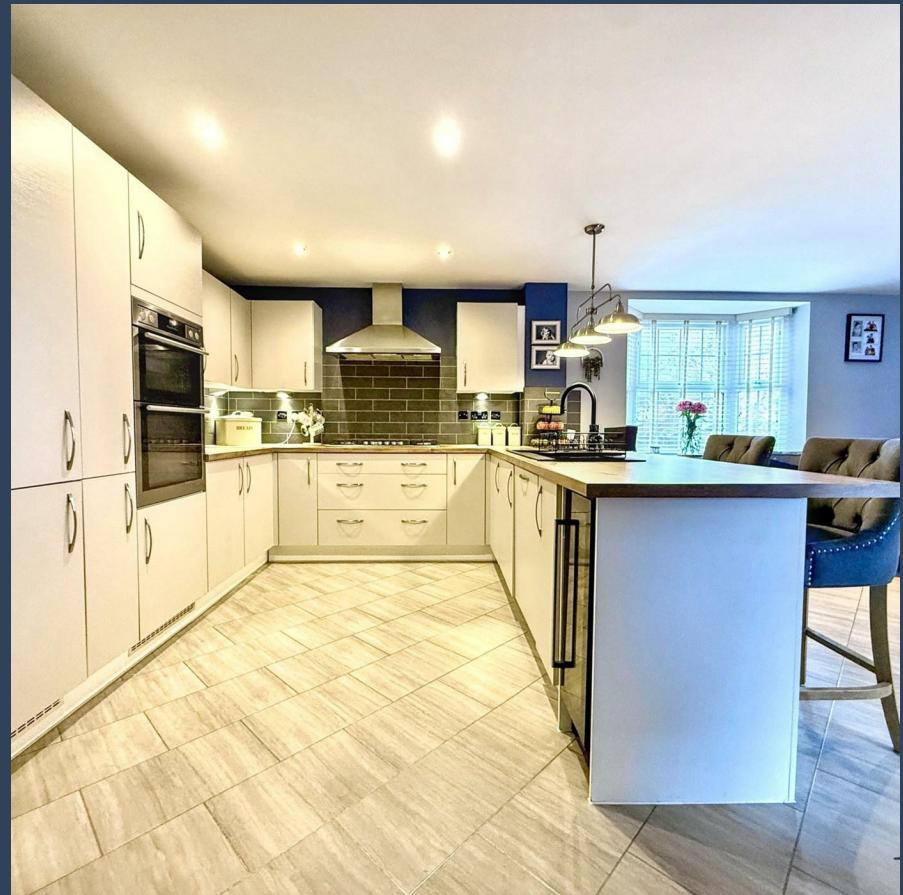
14'10" x 11'2" (4.52m x 3.40m)

Master Bedroom

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

En Suite







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)

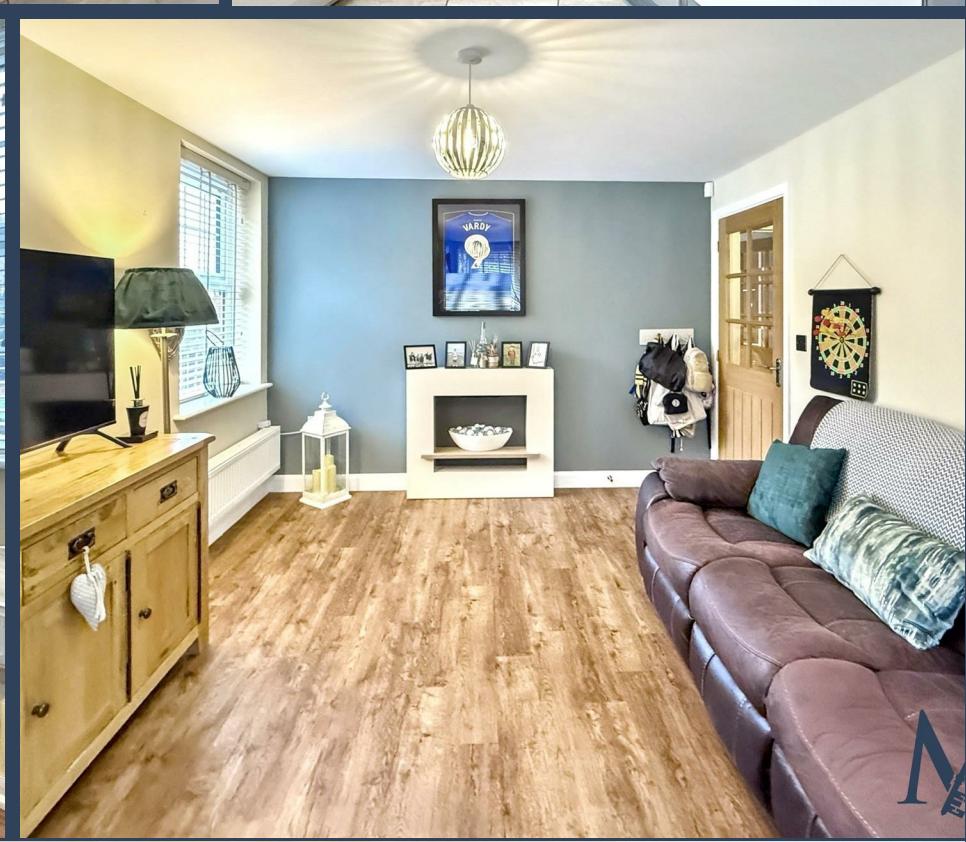
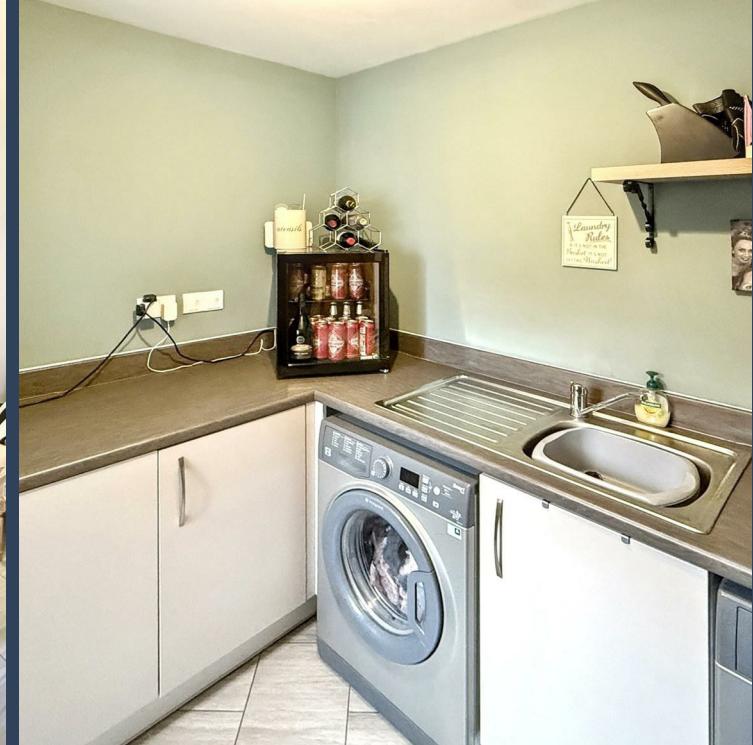
#### ON THE OUTSIDE

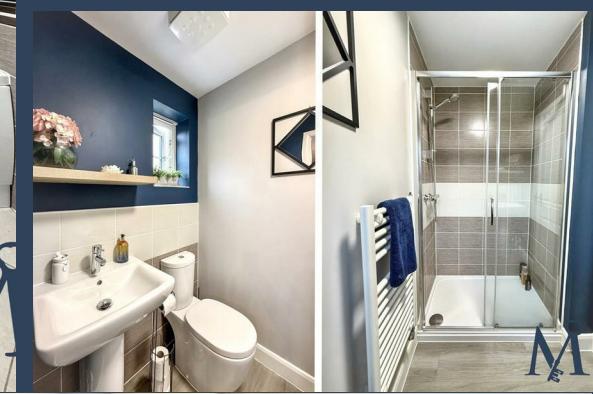
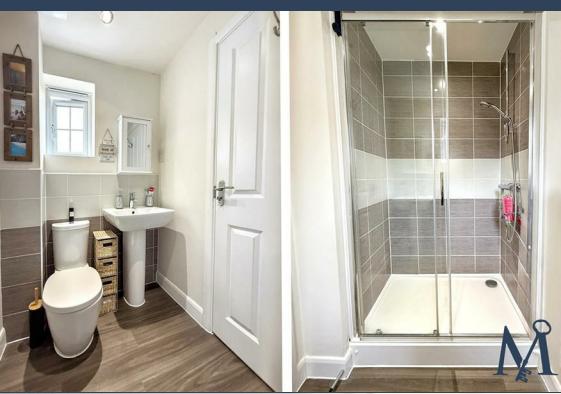
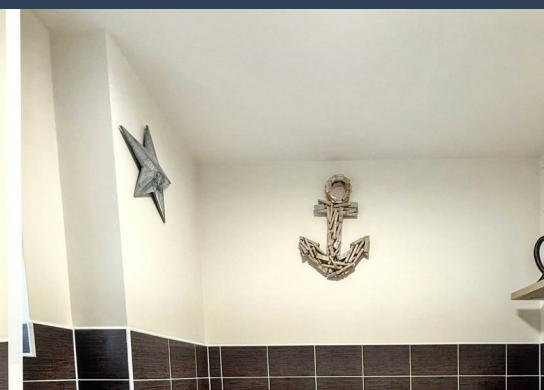
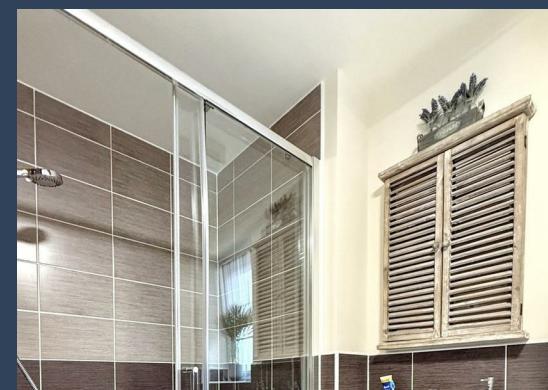
Front Garden	
Rear Garden	
Driveway	
Double Garage	17'3" x 17'2" (5.26m x 5.23m)

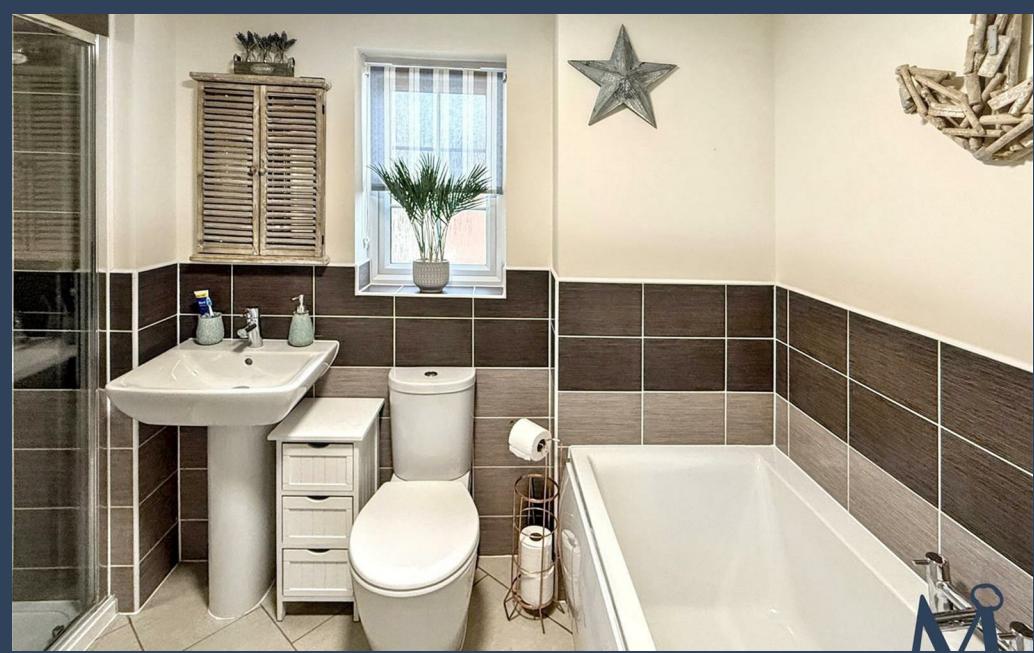
## Key Features

- 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



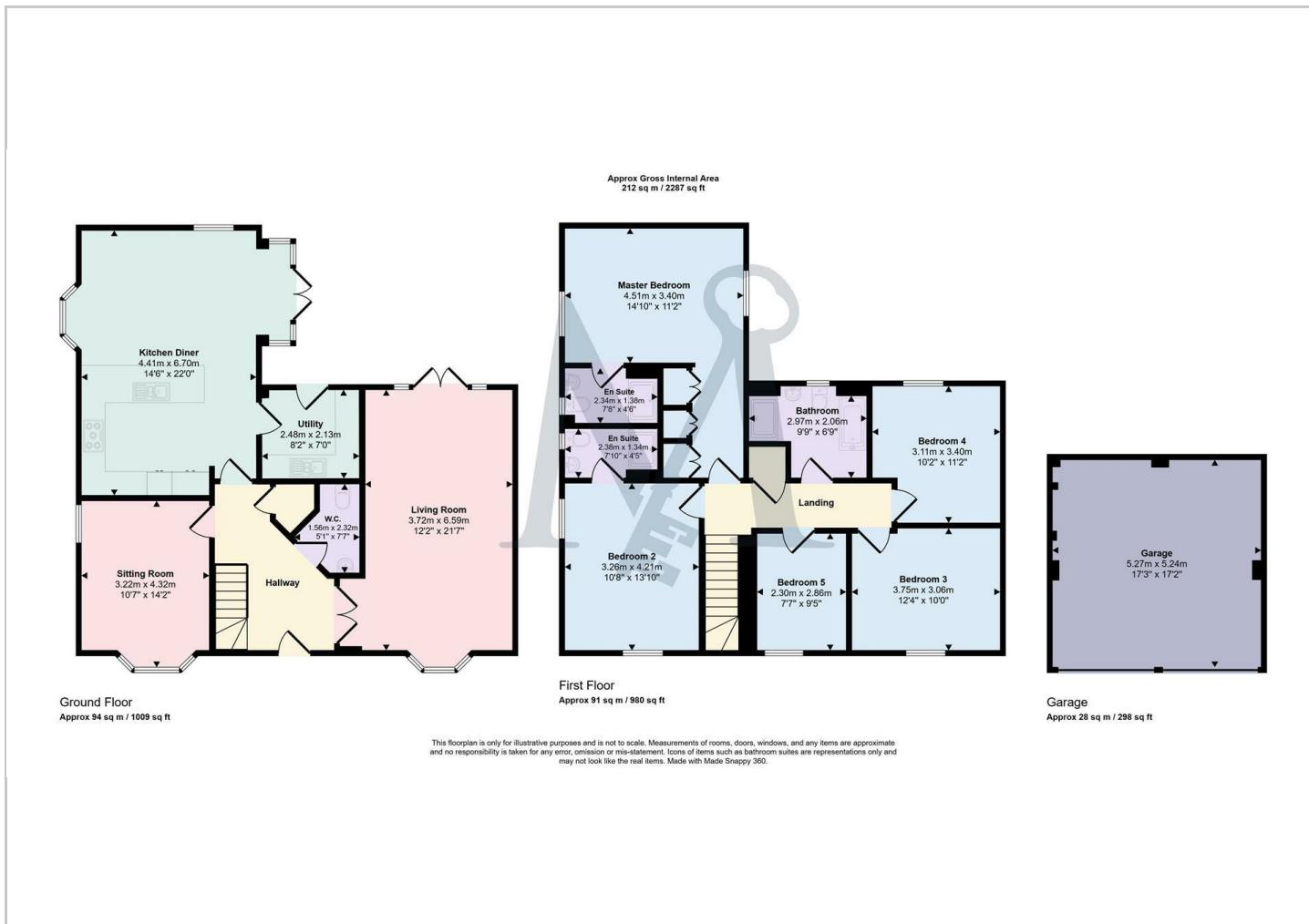




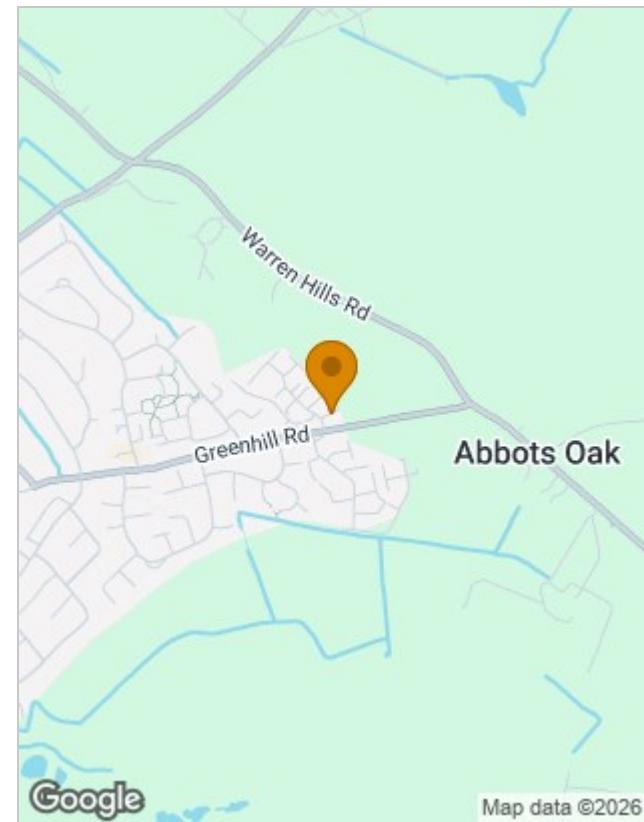




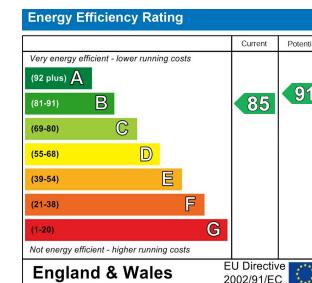
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.