



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Newberry Close, Coalville, LE67 3EZ**

**Offers over £340,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning four bedroom detached family home. Standing on a delightful garden plot with ample off road parking and a garage. Built by in 2021 and set on this relatively small estate set within a pleasant cul-de-sac position. Offering spacious living throughout ideal for a growing family and a home that has been very well maintained by the current owners.

Comprising: welcoming entrance hallway with a guest WC. Stunning rear dining kitchen spanning the full width of the property with integrated appliances and Bi-fold doors opening onto the garden. There is also a spacious front sitting room and useful utility room with space for a range of appliances. The first floor landing provides access to four good sized bedrooms, the master having an en-suite shower room and there is also a main family bathroom. The property has gas central heating and double glazing, ample driveway parking along with a GENEROUS brick GARAGE and a delightful enclosed rear lawn garden with a patio seating area.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance Hallway



Accessed via a double glazed entrance door with double glazed front and side windows providing natural lighting. Luxury vinyl tile flooring, a radiator, stairs rising to the first floor with storage cupboards under and doors leading off.

## Kitchen/Dining Room 21'7" x 10'5" (6.59 x 3.20)



Stunning dining kitchen spanning the full width of the property with feature bi-fold doors opening onto the rear garden. The kitchen is fitted with a contemporary range of gloss fronted base and wall units with worktops, under unit lighting and an inset one and a quarter sink and drainer with tiled splashbacks. There is a built in electric oven, grill and five ring electric hob with a hood over. Space for a dishwasher, luxury vinyl tile flooring, a designer radiator and ceiling spots.

## Lounge 14'11" x 11'7" (4.56 x 3.54)



Spacious sitting room with a double glazed front window and radiator.

## Utility Room 8'1" x 4'1" (2.47 x 1.25)



With a fitted wooden worktop, space for a tumble dryer and fridge/freezer, plumbing for a washing machine, luxury vinyl tile flooring, a boiler cupboard housing the wall mounted gas boiler and a double glazed side window.

## Guest WC



## En-Suite 7'9" x 4'8" (2.38 x 1.43)



Two piece suite comprising WC and wash hand basin. With luxury vinyl tile flooring, a radiator, tiled splashbacks and an extractor vent.

## First Floor Landing

With a built in storage cupboard, access to the loft space and doors leading off.

## Master Bedroom 11'6" x 8'10" (3.53 x 2.71)



Rear master bedroom with a radiator, double glazed window and door to:

Stylish three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights and an extractor vent. Double glazed side window.

## Bedroom 2 11'1" x 9'10" (3.39 x 3.02)



Double bedroom with a radiator and double glazed window overlooking the garden.

### Bedroom 3 12'3">10'5" x 8'9" (3.75>3.20 x 2.69)



Front double bedroom with a radiator and double glazed window.

### Bedroom 4 13'3" x 9'2">8'2" (4.04 x 2.81>2.49)



Good size fourth bedroom with a radiator and double glazed front window.

### Family Bathroom 6'9" x 6'6" (2.06 x 2.00)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled splashbacks, a heated

towel rail, ceiling spotlight, extractor vent and a double glazed side window.

### Frontage/Side Driveway

To the front of the property there is a stepped path leading to the entrance door and a long side driveway providing parking for several cars. Access to the the garage and gated access to the rear garden.

### Garage 21'9" x 12'7" max (6.65 x 3.85 max)

Spacious garage with an up and over door, electric light and power and roof storage space.

### Rear Garden



Delightful enclosed rear garden comprising of a patio seating area with steps rising up to the attractive lawn garden. With a mature tree, raised beds, fencing to the boundary, feature outside lighting, a power point and garden tap.

### Service Charge

We understand that this property is subject to an annual service charge in the region of £300. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Agents Note

Please be advised that the property behind this house (8 Forest Road) has a planning application granted in December 2023 for the "Demolition of existing nursery, and erection of building comprising children's nursery, and 5 residential apartments, together with associated parking."

Further details are available from the owner during a viewing appointment or by visiting the North West Leicestershire District Council website and searching in

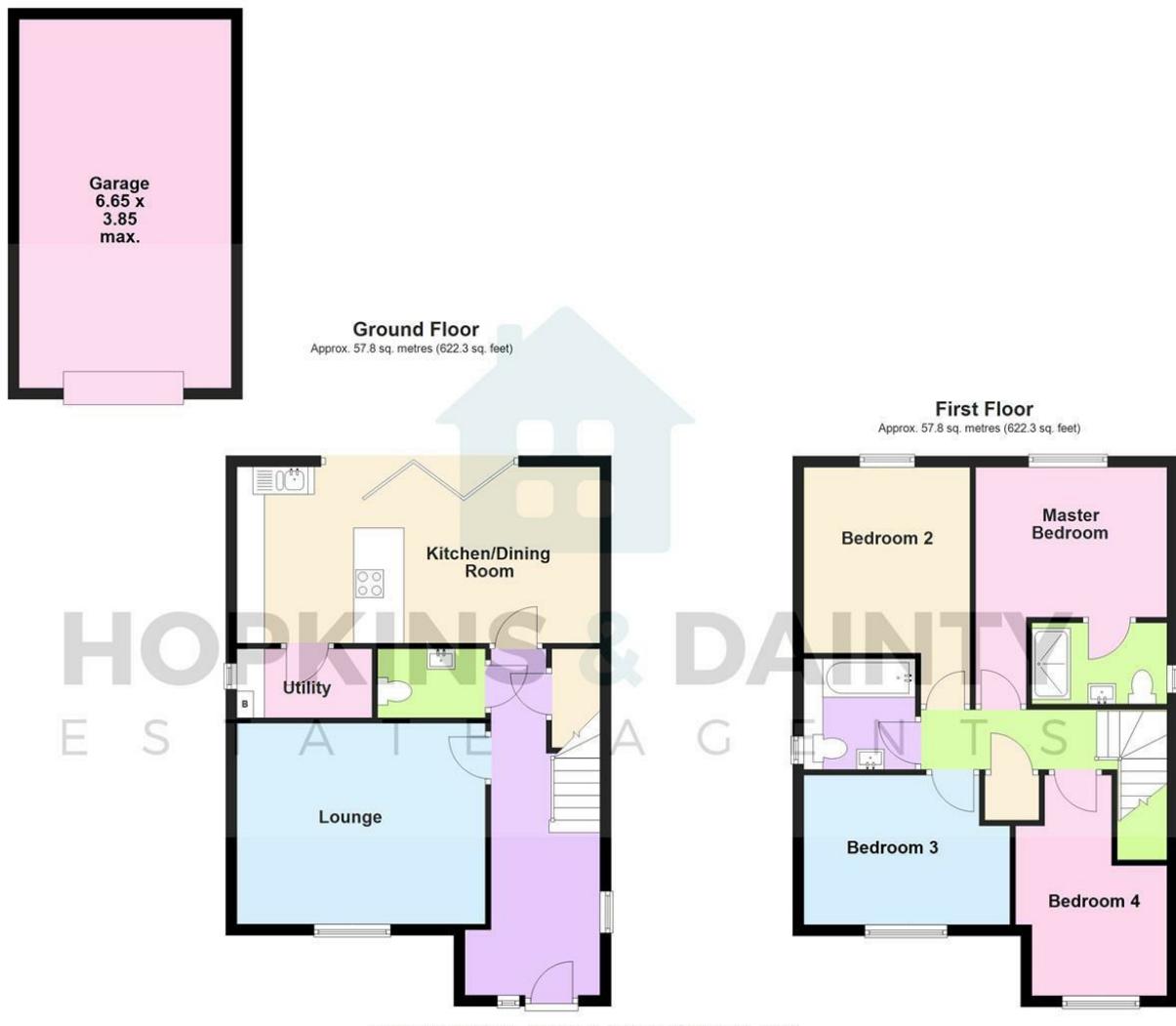
the planning application section, under the reference:

23/00905/FUL.

### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

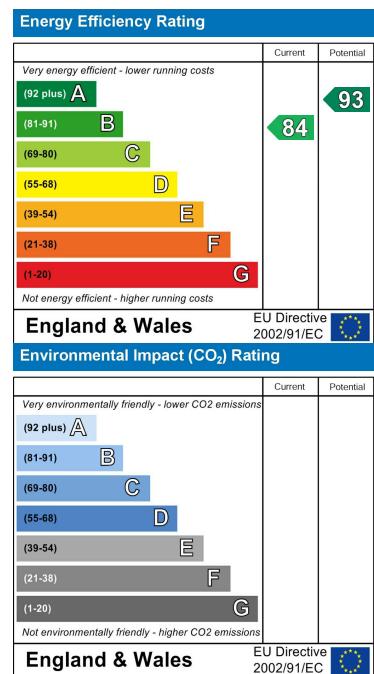
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.