



Clarence Drive, Coalville

welcome to

Clarence Drive, Coalville

****NO UPWARD CHAIN**** Ideal four-bedroom detached family home in a quiet cul de sac location.

Entrance

A welcoming main entrance to the property featuring a recently replaced composite front door. Inside, the hallway is finished with practical vinyl flooring and includes a radiator. Stairs leading to the first floor, and doors provide direct access to all ground floor rooms.

Lounge

16' 7" x 11' 3" (5.05m x 3.43m)

The lounge has recently benefited from a new upvc double glazed bay window and shutters, a gas fireplace, coving to the ceiling and two radiators.

Dining Room

11' 7" x 8' 8" (3.53m x 2.64m)

The dining room has carpeted flooring, coving to the ceiling, French upvc double glazed doors to the rear garden and a radiator.

Kitchen

10' 10" x 10' 7" (3.30m x 3.23m)

The kitchen cupboards and work surfaces have recently been updated, together with a new sink and Bosch hob and double oven. There is a radiator and door leading to the utility room.

Utility Room

6' 7" x 5' 5" (2.01m x 1.65m)

The utility room has space for a washing machine and tumble dryer. This leads to the downstairs WC. There is also a door leading to the garden to the rear of the property.

Ground Floor Wc

The ground floor WC has a low-level WC and pedestal hand wash basin with tiled splashback, a radiator and UPVC double glazed frosted window to the rear of the property.

First Floor Landing

The first-floor landing has stairs rising from the ground floor. There is access to all four bedrooms and the family bathroom. There is an airing cupboard housing the boiler and a loft hatch and radiator.

Bedroom One

14' 4" x 12' 9" (4.37m x 3.89m)

Bedroom one has carpeted flooring, fitted wardrobes, a newly replaced upvc double glazed window to the front elevation, a radiator and a door to the ensuite.

Ensuite

The ensuite has a shower cubicle, low level WC, pedestal hand wash basin and partially tiled walls. There is a radiator, extractor fan and shower point.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom two has carpeted flooring, fitted wardrobes, a radiator and a upvc double glazed window to the rear elevation.





Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom three has carpeted flooring, fitted wardrobes, a radiator and a newly replaced upvc double glazed window to the front elevation.

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m)

Bedroom four has carpeted flooring, fitted wardrobes, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

7' 4" x 6' 8" (2.24m x 2.03m)

The bathroom is fitted with a three-piece suite comprising panel bath, low level WC and pedestal hand wash basin. There is partial tiling to the walls, shower point and a UPVC double glazed frosted window to the rear elevation.

Outside

To the front of the property there is a driveway providing ample off-road parking, a garage and side gated access to the rear. The garage has an electric door and has power and lighting. To the rear of the property there is a large lawned area that is fenced to all boundaries and a patio seating area.

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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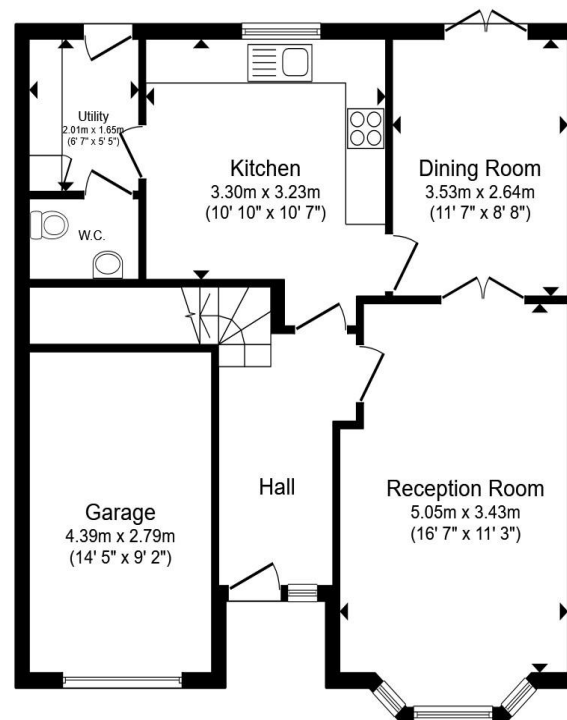
Clarence Drive, Coalville

- No Upward Chain
- Close to Local Schools and Amenities
- Detached family home tucked away within a cul de sac
- Four well-proportioned bedrooms
- Fitted kitchen with adjoining utility room

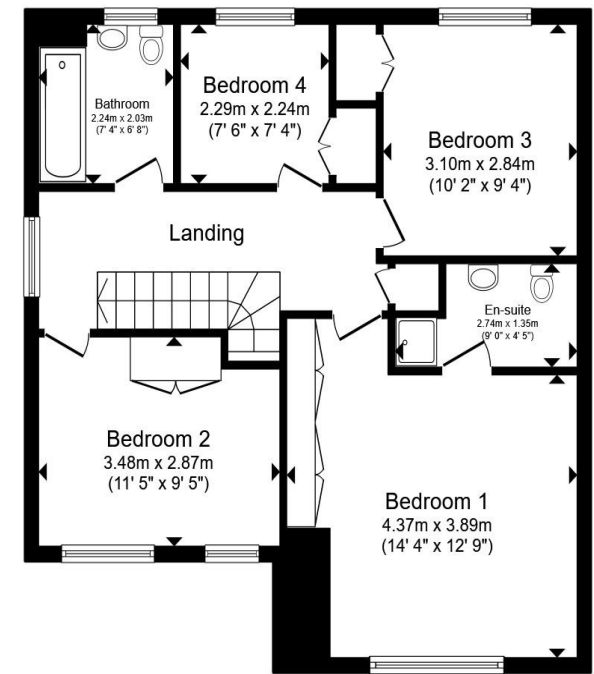
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£330,000



Ground Floor



First Floor

Total floor area 133.4 m² (1,436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LBH115621 - 0011

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