



30 Bluebell Way, Coalville, LE67 4AG

£270,000

3 bedrooms, 2 bathrooms, 1 living area, and a garage (B).





# Brief Description

This BEAUTIFULLY PRESENTED three bedroom semi-detached house on Bluebell Way on the edge of Coalville, offers a delightful blend of modern living and comfort. PERFECTLY SITUATED on a corner plot within the sought-after David Wilson development, this property is an ideal choice for first-time buyers or families seeking a welcoming home.

Upon entering through the STYLISH composite front door, you are greeted by a spacious entrance hall that leads to a convenient ground floor WC. To the right, the GENEROUS LIVING ROOM boasts dual aspect windows, allowing natural light to flood the space, making it a perfect retreat for family relaxation.

To the left of the hallway, the KITCHEN DINER is a standout feature, equipped with CONTEMPORARY cream gloss units, a wood grain effect worktop, and a tiled splashback. The integrated double oven, grill, and dishwasher make cooking a pleasure, while the French doors open onto the rear garden, seamlessly blending indoor and outdoor living. A practical UTILITY ROOM is also accessible from the kitchen, adding to the home's functionality.

The first floor hosts three well-proportioned bedrooms, including a MASTER SUITE with built-in wardrobes and a MODERN en-suite bathroom. The family bathroom, designed with a three-piece suite, mirrors the CONTEMPORARY STYLE of the en-suite, ensuring a cohesive aesthetic throughout.

The REAR GARDEN is a private haven, featuring a combination of paved patios and artificial lawn, all enclosed by a secure fence, perfect for outdoor gatherings or quiet moments in the sun. The front garden is equally appealing, with manicured lawns, gravel, and mature shrubs, leading to a TARMAC DRIVEWAY that accommodates parking for multiple vehicles and provides access to a SINGLE GARAGE equipped with lights and power supply.

This property is beautifully presented and ready for you to move straight in, making it a must-see for anyone looking to settle in Coalville.

£270,000



## ON THE GROUND FLOOR

Entrance Hall	6'3" x 6'8" (1.91m x 2.03m)
Ground Floor WC	
Living Room	10'10" x 17'9" (3.30m x 5.41m)
Kitchen Diner	9'5" x 17'6" (2.87m x 5.33m)
Utility Room	5'5" x 5'5" (1.65m x 1.65m)

## ON THE FIRST FLOOR

Landing	
Master Bedroom	12'0" x 10'2" (3.66m x 3.10m)





En Suite	5'11" x 3'11" (1.80m x 1.19m)
Bedroom 2	9'10" x 10'10" (3.00m x 3.30m)
Bedroom 3	8'10" x 7'6" (2.69m x 2.29m)
Family Bathroom	5'7" x 6'7" (1.70m x 2.01m)

#### ON THE OUTSIDE

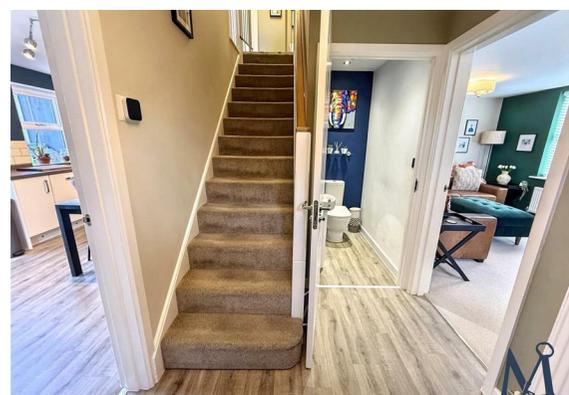
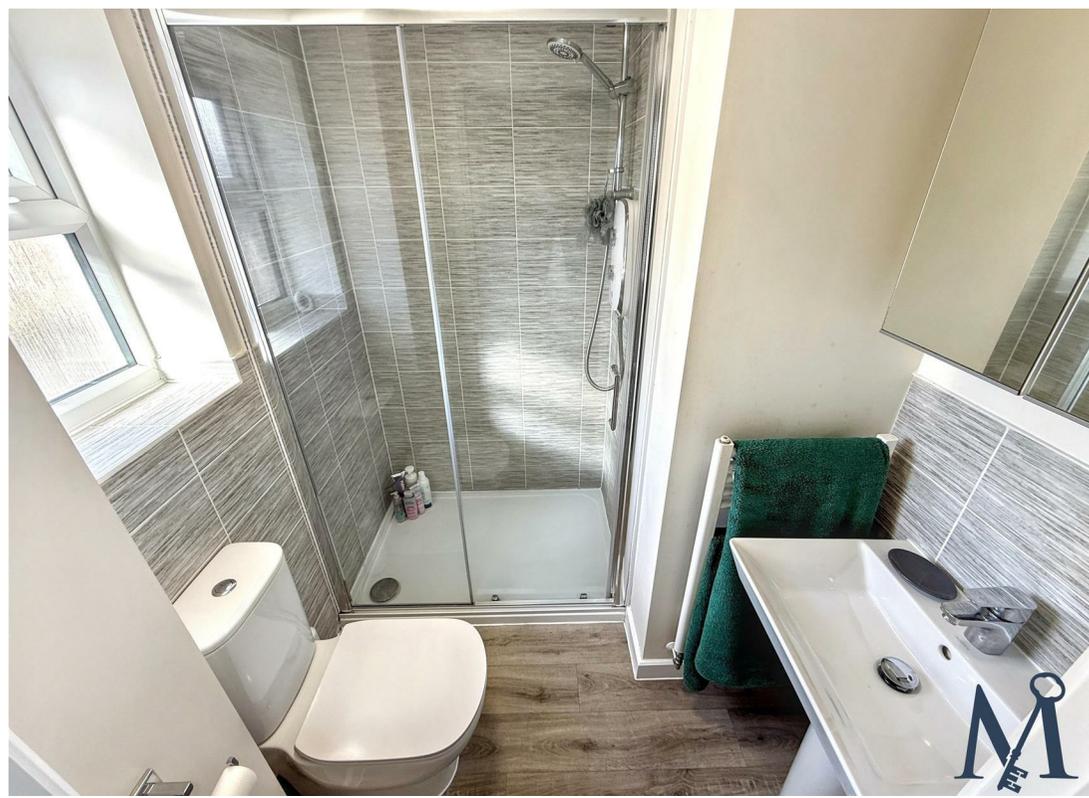
Front Garden	
Side Garden	
Rear Garden	
Driveway	
Single Garage	8'11" x 17'0" (2.72m x 5.18m)

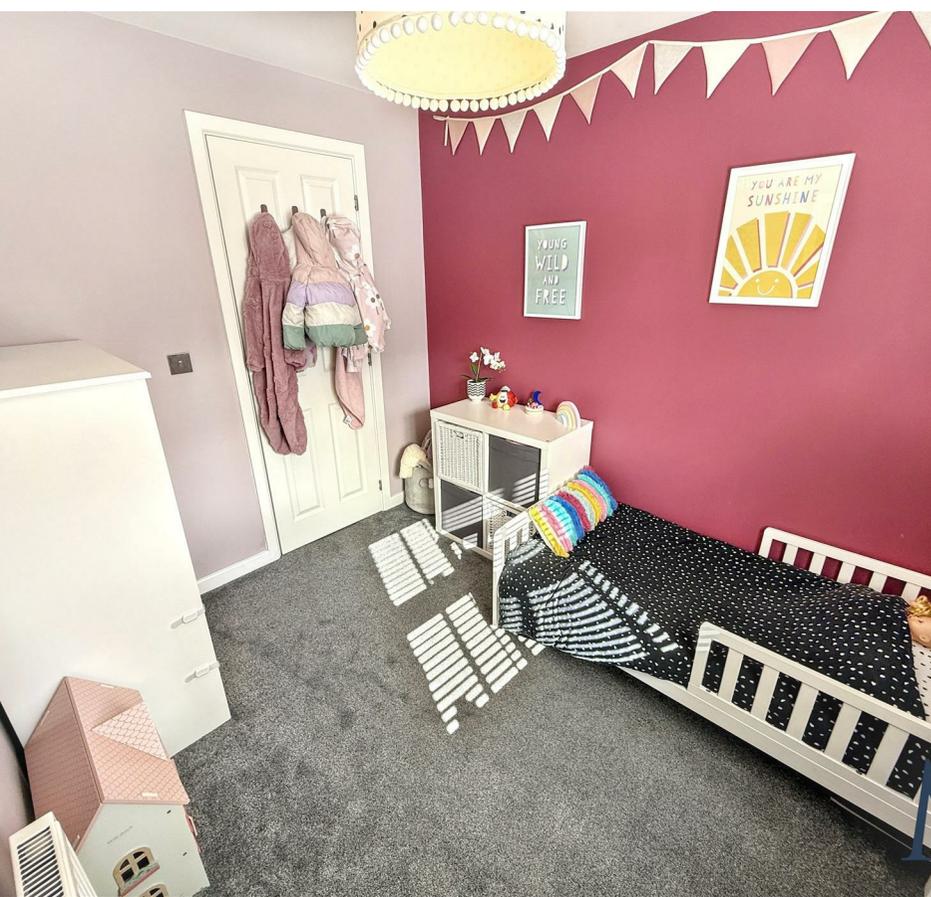
## Key Features

- Fantastic Corner Plot Position
- Ground Floor WC & Utility
- Driveway & Single Garage
- Contemporary Family Bathroom
- Edge Of Coalville Location
- Modern Dining Kitchen
- Spacious Living Room
- En Suite To Master Bedroom
- Beautifully Presented Accommodation
- Virtual Property Tour Available



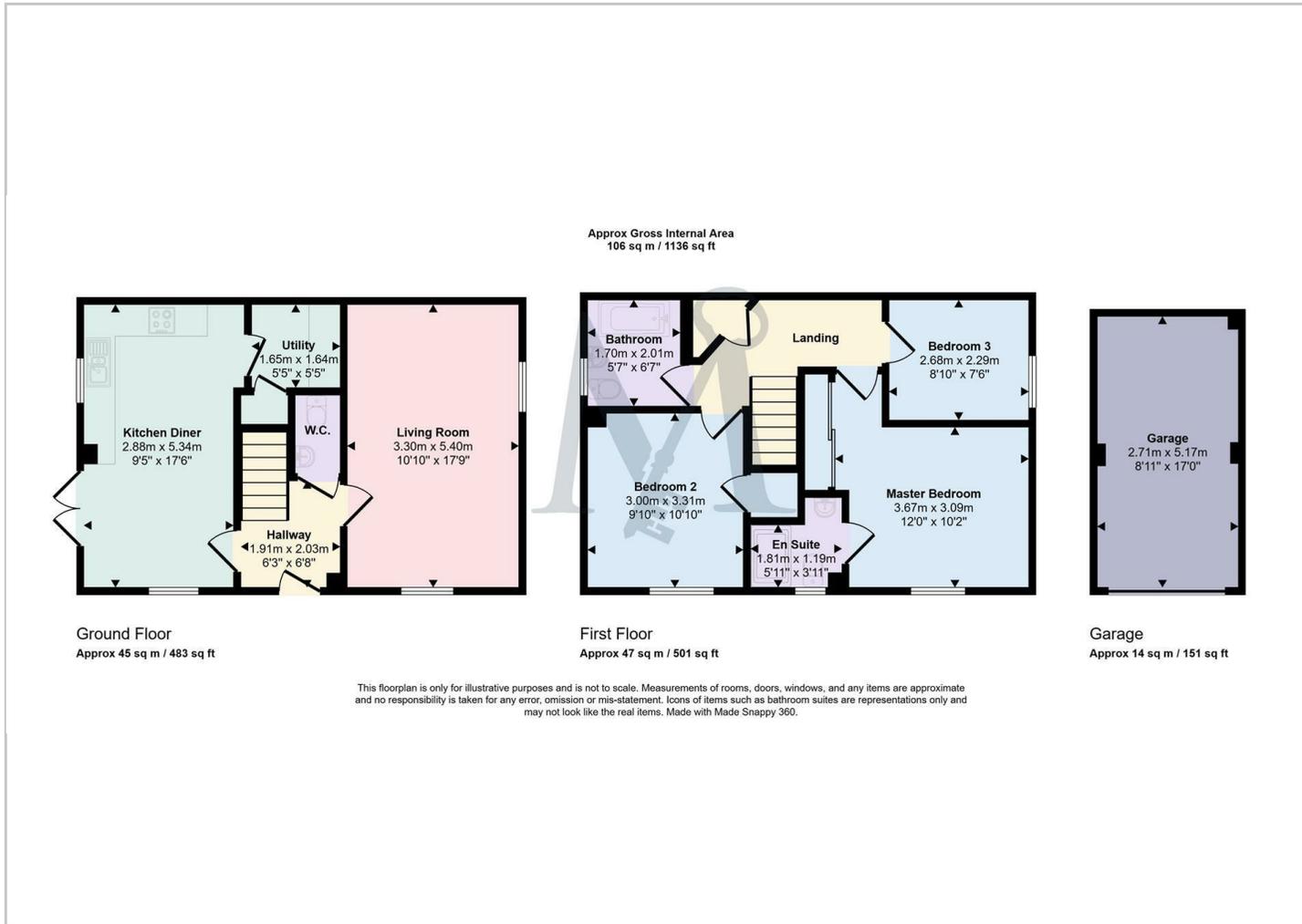




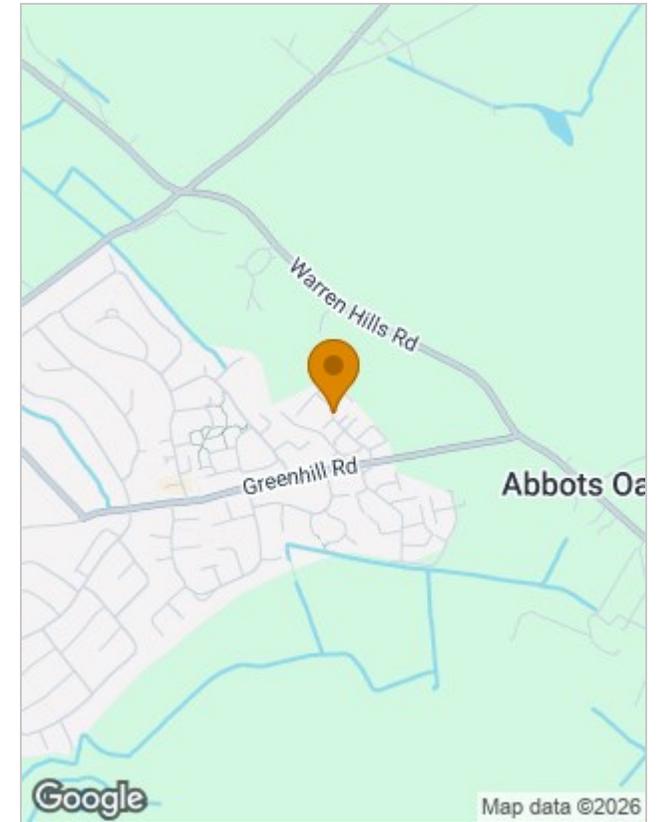




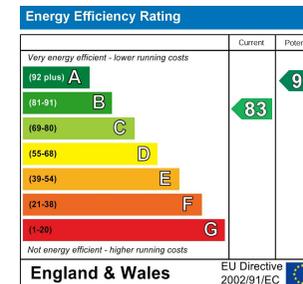
## Floor Plans



## 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.