



MAYNARD
ESTATES



7 Torrington Avenue
Whitwick, Coalville, LE67 5QA

£300,000



Brief Description

Located in the POPULAR AREA of Whitwick, this impressive four-bedroom detached house on Torrington Avenue offers a unique blend of MODERN living and SPACIOUS design. Spanning an ample 1,497 square feet, this property is situated on a desirable CORNER PLOT, providing both privacy and outdoor space.

Upon entering, you are greeted by a WELCOMING ENTRANCE hall that features elegant parquet flooring, a convenient ground floor WC, and a useful under-stair cupboard. The heart of the home is undoubtedly the MODERN kitchen diner, which boasts a range of contemporary wall and base units, complemented by a sleek black worktop. It is equipped with an integrated oven and microwave, as well as space for a washing machine and a built-in American fridge freezer. The kitchen also offers direct access to the garden, making it perfect for entertaining.

The dual-aspect LIVING ROOM is a delightful space, enhanced by FRENCH DOORS that open onto the rear garden, allowing natural light to flood in. A feature chimney breast houses a multimedia station, adding a modern touch. This room conveniently connects to the ground floor MASTER BEDROOM, which is a spacious 'L' shaped area complete with an AIR CONDITIONING unit, French doors leading to the garden, and a STYLISH EN-SUITE bathroom.

Upstairs, the twist and turn staircase leads to the landing with a feature window. The three additional bedrooms are GENEROUSLY SIZED, providing ample space for family or guests. The first floor is completed by a family shower room, which includes a shower, WC, wash hand basin, and built-in vanity storage.

Externally, the property boasts well-maintained GARDENS to the front and side, featuring a paved pathway, lawn, and mature trees. The south-easterly facing rear garden is a true highlight, offering a large decked patio, a lawned area, and paved pathways, all enclosed by a secure fence with rear gated access. Additionally, there is DRIVEWAY PARKING which leads to a SINGLE GARAGE.





ON THE FIRST FLOOR

Entrance Hall

Kitchen Diner
8'8" x 21'7" (2.64m x 6.58m)

Ground Floor WC

Living Room
10'9" x 19'4" (3.28m x 5.89m)

Master Bedroom
15'0" x 18'8" (4.57m x 5.69m)

En-Suite Bathroom
7'1" x 8'1" (2.16m x 2.46m)

ON THE FIRST FLOOR

Landing

Bedroom 2
8'8" x 14'4" (2.64m x 4.37m)

Bedroom 3
8'11" x 11'10" (2.72m x 3.61m)

Bedroom 4
10'10" x 6'11" (3.30m x 2.11m)

Family Shower Room
5'10" x 6'9" (1.78m x 2.06m)

ON THE OUTSIDE

Front Garden

Side Garden

Rear Garden

Driveway

Single Garage







Floor Plan



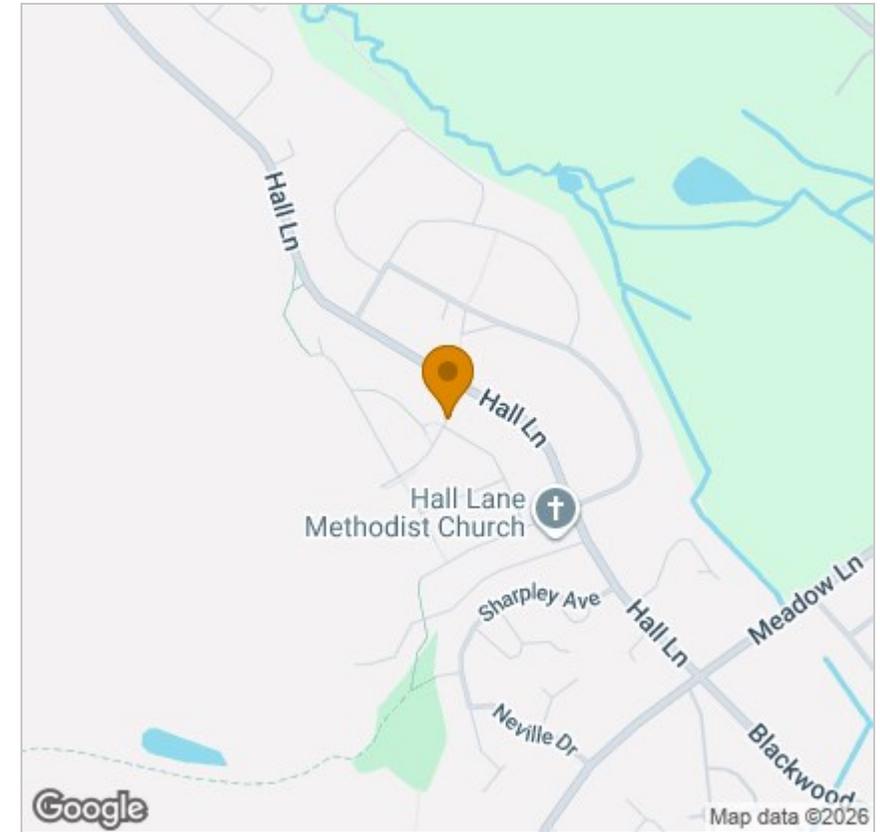
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

