



MAYNARD  
ESTATES



1, The Beaumont Wordsworth Close, Coalville, LE67 8GJ

£650,000





# Brief Description

£650,000

This IMPRESSIVE DETACHED FAMILY HOME offers spacious and versatile accommodation, ideal for modern family living. A welcoming entrance hall creates an excellent first impression, featuring a staircase rising to a galleried first floor landing along with access to a convenient ground floor WC.

To the front of the property are a home office with the adjacent separate snug, providing flexible living space and provide many suitable options such as a playroom, hobby room or additional reception room. Many windows throughout benefit from bespoke fitted Roman blinds.

The heart of the home is the GENEROUS KITCHEN DINER, fitted with an extensive range of solid wood units, integrated full height fridge and freezer, an AGA range cooker, ceramic sink and tiled splashbacks. French doors open onto the rear garden, creating an ideal family and entertaining space. A useful utility room offers matching units with space and plumbing for appliances, and additional external access.

The separate dining room enjoys a bay window overlooking the garden, while the spacious living room features dual aspect windows, garden access and a feature fireplace with multi fuel burning stove.

Upstairs, the bright galleried landing leads to four well proportioned double bedrooms and the homes contemporary family bathroom.

The master bedroom benefits from a DRESSING AREA AND MODERN EN-SUITE SHOWER ROOM. Bedroom Two spans the full depth of the property with windows to both front and rear, while Bedrooms Three and Four enjoy pleasant outlooks to the rear.

The spacious family bathroom is fitted with a stylish four piece suite which includes a large bath and separate shower.

Outside, the ESTABLISHED REAR GARDEN features lawns, mature trees and planted borders. To the front, a generous block paved driveway provides AMPLE OFF ROAD PARKING for several vehicles and leads to a detached double garage with twin electric roller shutter doors, 3 phase power and light supply.



## ON THE GROUND FLOOR

Entrance Hall

WC

6'11" x 3'0" (2.12 x 0.92)

Office

7'6" x 7'6" (2.31 x 2.3)

Snug

8'2" x 8'6" (2.49 x 2.6)

Kitchen

8'3" x 6'10" (2.52 x 2.09)

Dining Area

9'10" x 12'6" (3.01 x 3.82)

Utility

8'3" x 6'10" (2.53 x 2.09)

Dining Room

10'8" x 16'3" (3.26 x 4.96)

Living Room

12'6" x 21'2" (3.83 x 6.46)



ON THE FIRST FLOOR

Landing	
Master Bedroom	12'4" x 13'7" (3.77 x 4.16)
En-Suite	4'5" x 7'4" (1.36 x 2.25)
Bedroom Two	8'6" x 21'1" (2.6 x 6.44)
Bedroom Three	10'5" x 10'5" (3.19 x 3.2)
Bedroom Four	8'7" x 10'5" (2.64 x 3.19)
Bathroom	10'6" x 7'4" (3.22 x 2.25)
ON THE OUTSIDE	
Front Garden	
Rear Garden	
Driveway	
Detached Double Garage	16'1" x 16'1" (4.91 x 4.92)

## Key Features

- Spacious Detached Family Home
- Four Piece Family Bathroom
- Separate Study And Snug
- Driveway Parking For Several Vehicles
- Sought After Cul-De-Sac Location
- En-Suite To Master Bedroom
- Modern Kitchen Diner
- Detached Double Garage
- Private Rear Garden
- Virtual Property Tour Available

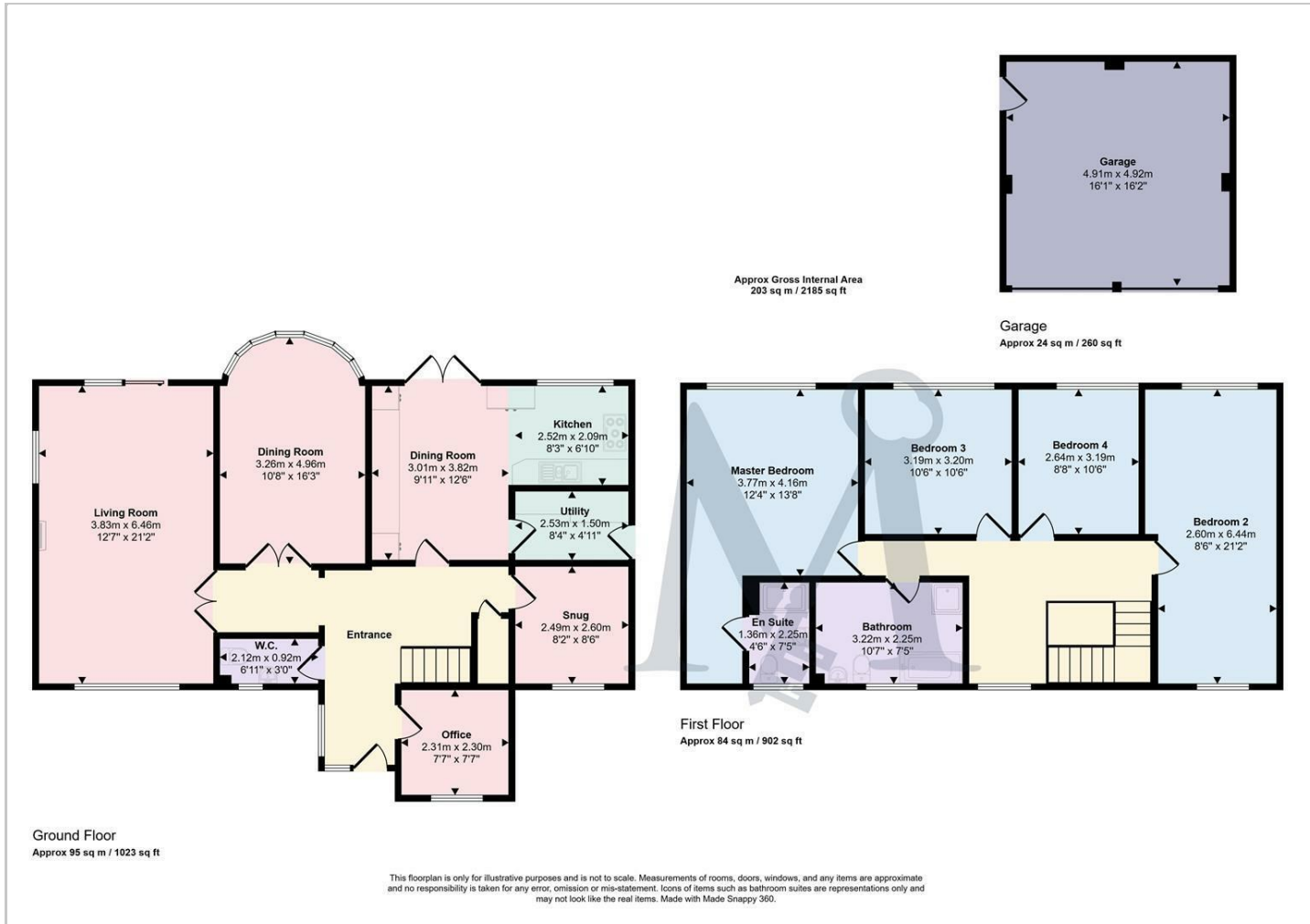




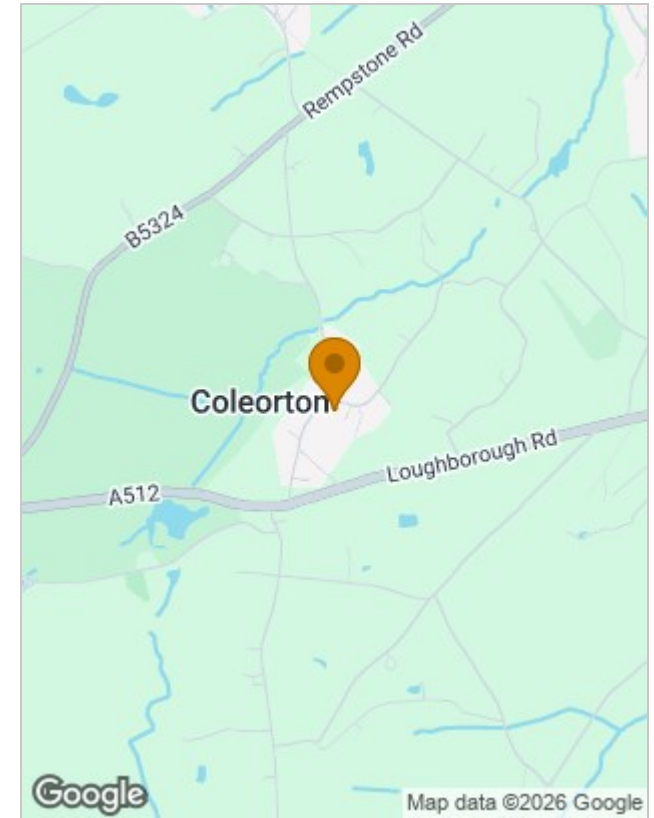




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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