



MAYNARD
ESTATES



37 Devana Avenue
Coalville, LE67 4BQ

£265,000



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Brief Description

Beautifully presented throughout, this IMPRESSIVE THREE BEDROOM semi-detached home has been thoughtfully improved by the current owner to offer stylish, modern accommodation ready to move straight into. Situated in a popular residential location within easy reach of Coalville town centre, the property is ideal for first-time buyers, growing families and those looking for spacious, contemporary living.

The accommodation begins with a welcoming entrance hall featuring attractive LVT flooring, fresh neutral décor and useful under stairs storage. The SPACIOUS LIVING ROOM enjoys a feature bay window and fireplace with an electric fire, opening into the dining room to create an excellent space for both everyday living and entertaining. French doors lead directly onto the rear garden, filling the space with natural light.

The MODERN FITTED KITCHEN is equipped with a comprehensive range of wall and base units, stylish tiled splashbacks, stone effect worktops, integrated oven, hob and extractor, integrated fridge, composite sink and plumbing for a washing machine.

Upstairs, there are two GENEROUS DOUBLE BEDROOMS, a versatile third bedroom ideal as a nursery or home office, and a beautifully appointed contemporary shower room complete with a large corner shower, floating vanity unit, heated towel radiator and modern fittings.

Outside, the property continues to impress with a decorative gravel frontage providing additional parking, a tarmac driveway leading to an OVERSIZED SINGLE GARAGE, and double gates giving access to the rear. The generous rear garden features a sandstone patio and extensive lawn, enclosed by mature hedging and fencing to create a private outdoor space perfect for relaxing, entertaining or family life.

Combining spacious accommodation, stylish presentation and EXCELLENT OUTSIDE SPACE in a convenient location close to local amenities, schools and transport links, this superb home represents a fantastic opportunity for a wide range of buyers.





ON THE GROUND FLOOR

Entrance Hall

Living Room

11'4" x 13'6" (3.47 x 4.13)

Dining Room

11'4" x 10'9" (3.47 x 3.3)

Kitchen

5'9" x 11'5" (1.76 x 3.48)

ON THE FIRST FLOOR

Landing

Bedroom One

11'5" x 13'10" (3.48 x 4.23)

Bedroom Two

11'5" x 10'9" (3.5 x 3.29)

Bedroom Three

6'0" x 7'0" (1.85 x 2.14)

Shower Room

5'10" x 6'10" (1.78 x 2.1)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

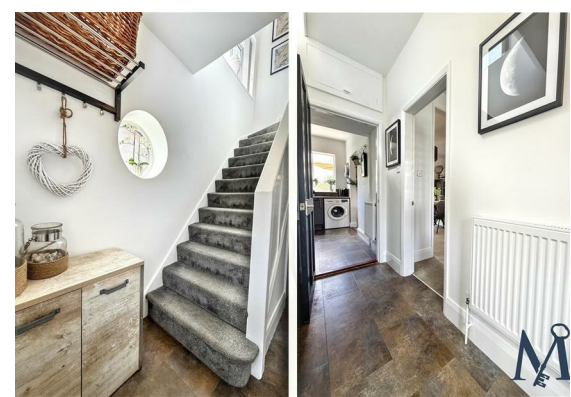
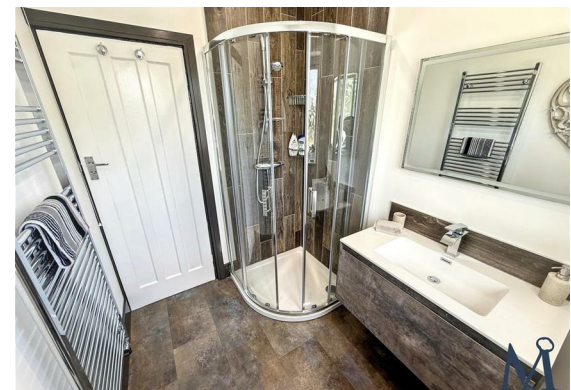
Garage

9'10" x 19'1" (3 x 5.82)

Storage Room

9'10" x 4'8" (3.02 x 1.43)







Floor Plan



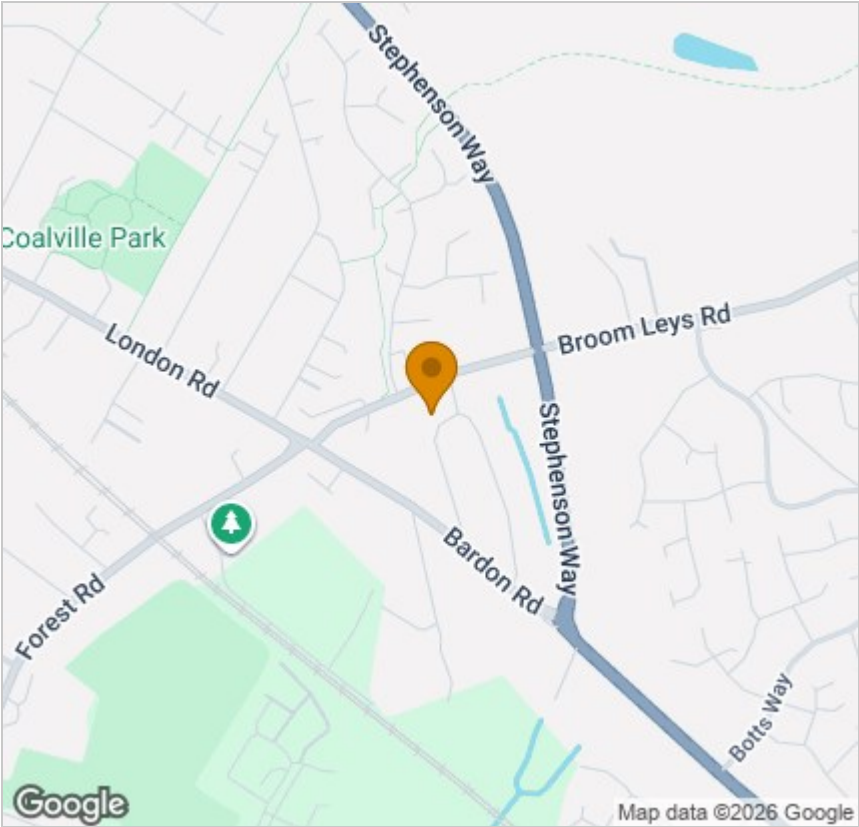
Viewing

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

