



35 Choyce Close  
Coalville, LE67 3SS

£350,000

 4  2  1  B

## Brief Description

Built in 2017 by local builders Cadeby Homes and AVAILABLE WITH NO UPWARD CHAIN, this fantastic four bed detached family home is ideally situated in a private and quiet cul-de-sac location.

This property offers the ideal family home with beautifully presented accommodation throughout. An internal inspection of this property is essential in order to finally appreciate the space and presentation of this quality home on offer which has been upgraded from original builders specification by the current owners.

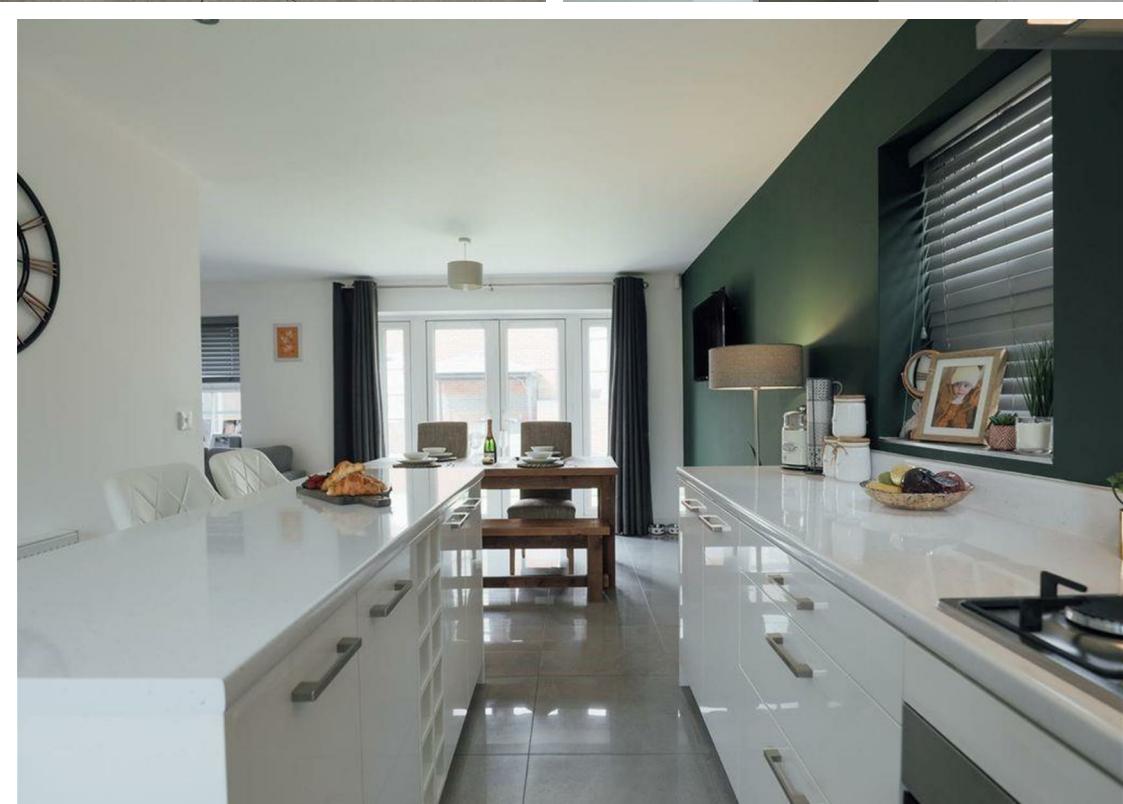
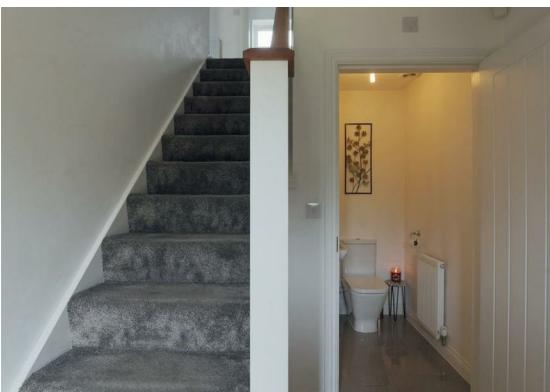
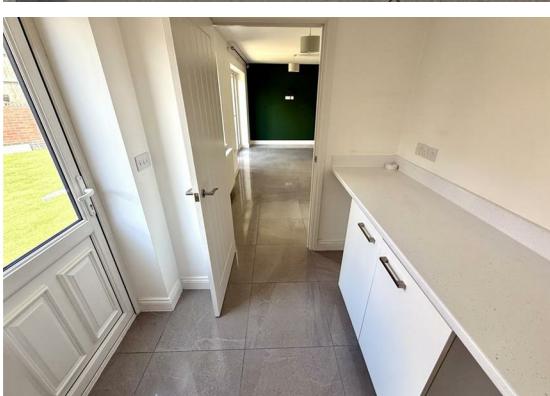
A welcoming entrance hall provides access to the home with access to a ground floor w.c. A spacious living room provides the ideal cosy spot to relax and unwind whilst the stunning open plan living kitchen/diner providing the ideal space for any large family to cook, dine and socialise with immediate access to the homes garden along with a separate utility room

The L-shaped kitchen provides a comprehensive range of modern wall and base white gloss units, with marble effect worktops and matching central island breakfast bar. Integrated appliances include a fridge freezer, dishwasher, oven and grill, four ring gas hob, extractor fan along with a stainless steel one and a half bowl sink and drainer with mixer tap with waste disposal unit.

The first floor offers four good sized bedrooms, including a master bedroom with fitted wardrobes and its very own stylish three piece en-suite. An equally impressive four piece contemporary family bathroom suite, complete with a bath and separate shower, WC and wash hand basin concludes this homes fantastic internal accommodation.

Externally this property continues to impress with a sizable, landscaped and easy maintained rear garden plot with replacement artificial lawns and a large rear composite decked seating area and sheltered pergola, feature electric up lights and further outside lighting.

A large driveway provides parking for up to 4 vehicles and leads to a single detached garage with light and power.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

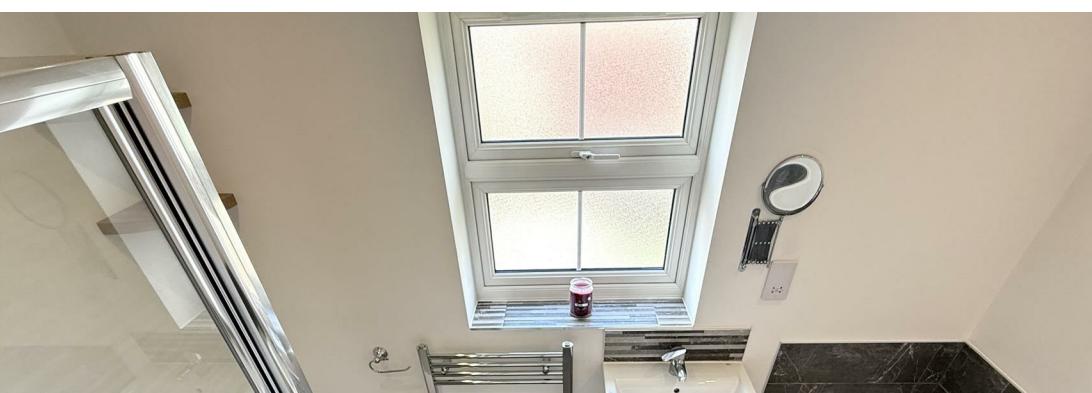
Living Room  
15'1" x 10'4" (4.60m x 3.15m)

Open Plan Kitchen Diner  
21'8" x 9'5" x 8'4" (6.60m x 2.87m x 2.54m)



Utility Room  
6'3" x 7'8" (1.91m x 2.34m)

## ON THE FIRST FLOOR



Master Bedroom  
12'5" x 10'6" (3.78m x 3.20m)

### En-Suite

Bedroom Two  
10'1" x 9'9" (3.07m x 2.97m)

Bedroom Three  
11'3" x 9'9" (3.43m x 2.97m)

Bedroom Four  
9'0" x 8'0" (2.74m x 2.44m)

### Family Bathroom



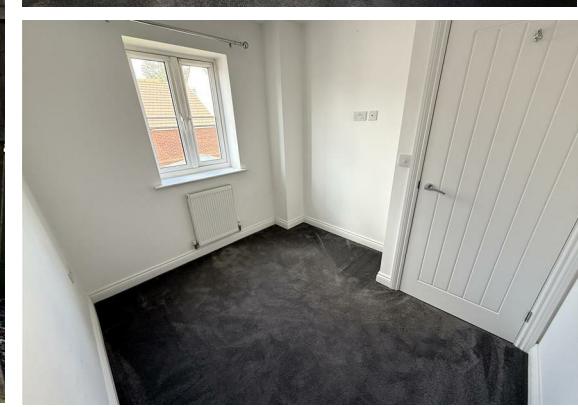
## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage  
18'8" x 9'4" (5.69m x 2.84m)



## Floor Plan



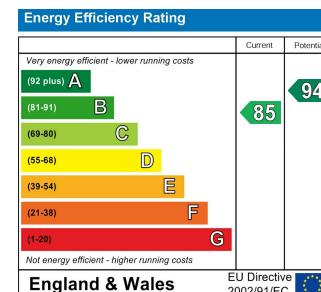
## Area Map



## 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.

## Energy Efficiency Graph



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