



2 Beechwood Avenue  
Thurmaston, Leicester, LE4 8HA

£315,000



## Brief Description

This three-bedroom detached property is IDEALLY SITUATED within easy access of Leicester City Centre and Thurmaston retail park, making it a convenient choice for shopping and commuting. Positioned in the charming area of Thurmaston, this BEAUTIFULLY PRESENTED house offers spacious living accommodation, a sunlit westerly facing rear garden and AMPLE PARKING across two driveways.

Upon entering, you are greeted by a SPACIOUS and welcoming entrance hall that is flooded with natural light. The GENEROUS living room features a dual aspect design, with a window to the front and sliding patio doors opening onto the beautifully landscaped rear garden. An electric flame fire adds a TOUCH OF WARMTH to this space.

The MODERN DINING KITCHEN is equipped with a range of wall and base units, complemented by stylish tile flooring and a tiled splashback. A side access door leads directly to the driveway, enhancing the practicality of this family home. The ground floor also boasts a CONTEMPORARY BATHROOM, featuring a three-piece white suite with fully tiled walls and floor, ensuring a fresh and clean aesthetic.

Ascending the stairs, you will find a LOVELY GALLERY LANDING that provides access to the loft. The first bedroom is particularly spacious, benefiting from a large window that invites ample light, built-in wardrobes, and laminate wood flooring. The property also includes two further good sized bedrooms, PERFECT for children or guests.

Outside, the rear garden is a true highlight. It features a gravelled pathway, beautifully planted borders, and a patio area, all enclosed by a secure fence with side gate access. Additionally, a CHARMING GARDEN ROOM can be accessed directly from the garden, providing a versatile space for hobbies or relaxation. The front garden features a rockery and planted borders, while TWO DRIVEWAYS provide ample off-road parking. The first driveway is located under a CARPORT, leading to a single GARAGE, while the second driveway offers further parking.





## ON THE GROUND FLOOR

Entrance Hall

Living Room  
11'10" x 17'9" (3.61m x 5.41m)

Kitchen Diner  
9'1" x 11'8" (2.77m x 3.56m)

Family Bathroom  
8'10" x 5'6" (2.69m x 1.68m)



## ON THE FIRST FLOOR

Landing

Bedroom 1  
12'0" x 13'3" (3.66m x 4.04m)

Bedroom 2  
9'1" x 9'8" (2.77m x 2.95m)

Bedroom 3  
8'8" x 7'1" (2.64m x 2.16m)

First Floor WC

## ON THE OUTSIDE

Front Garden

Rear Garden

Garden Room  
6'9" x 9'11" (2.06m x 3.02m)

Driveway 1

Driveway 2

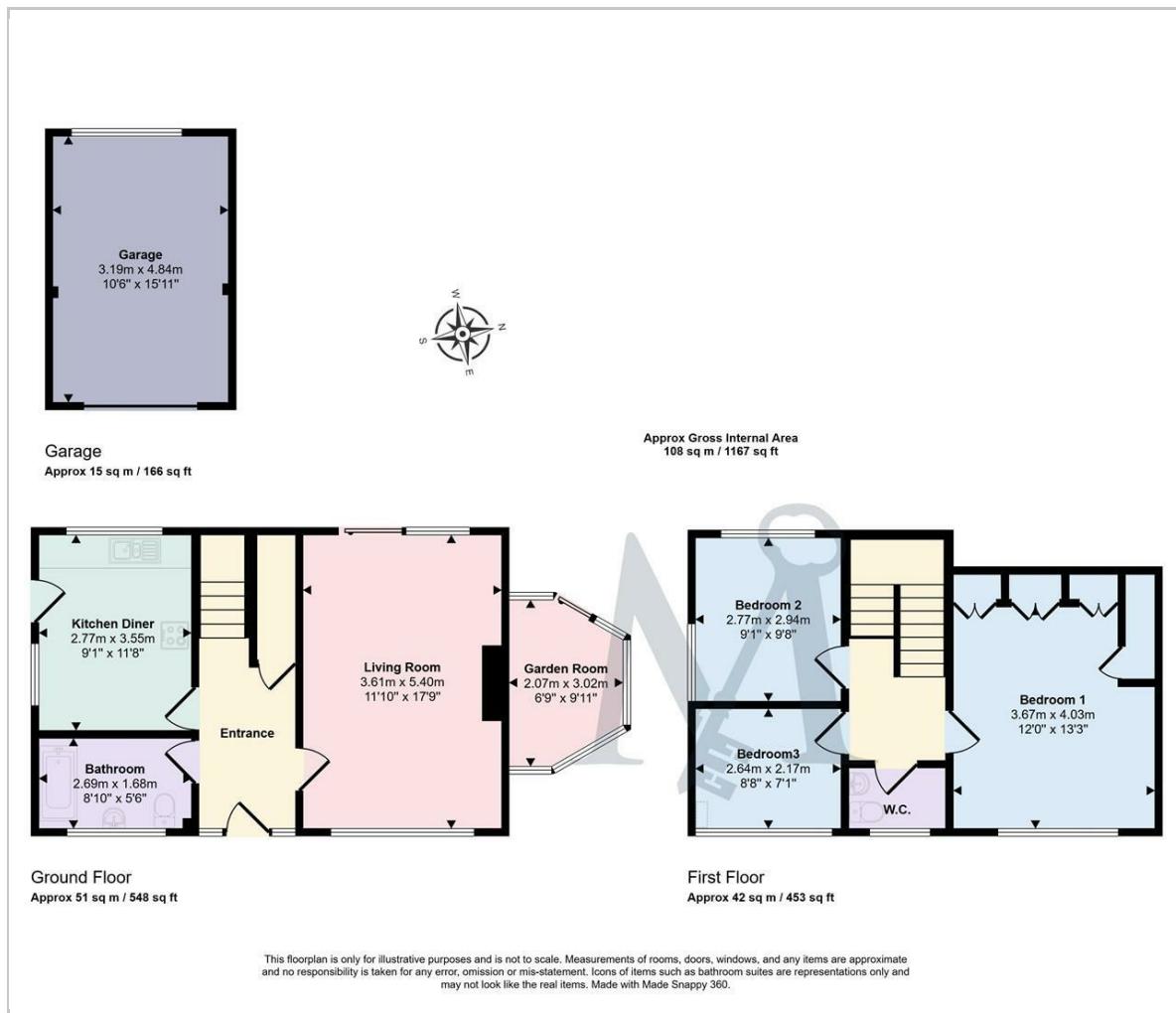
Single Detached Garage  
10'6" x 15'11" (3.20m x 4.85m)







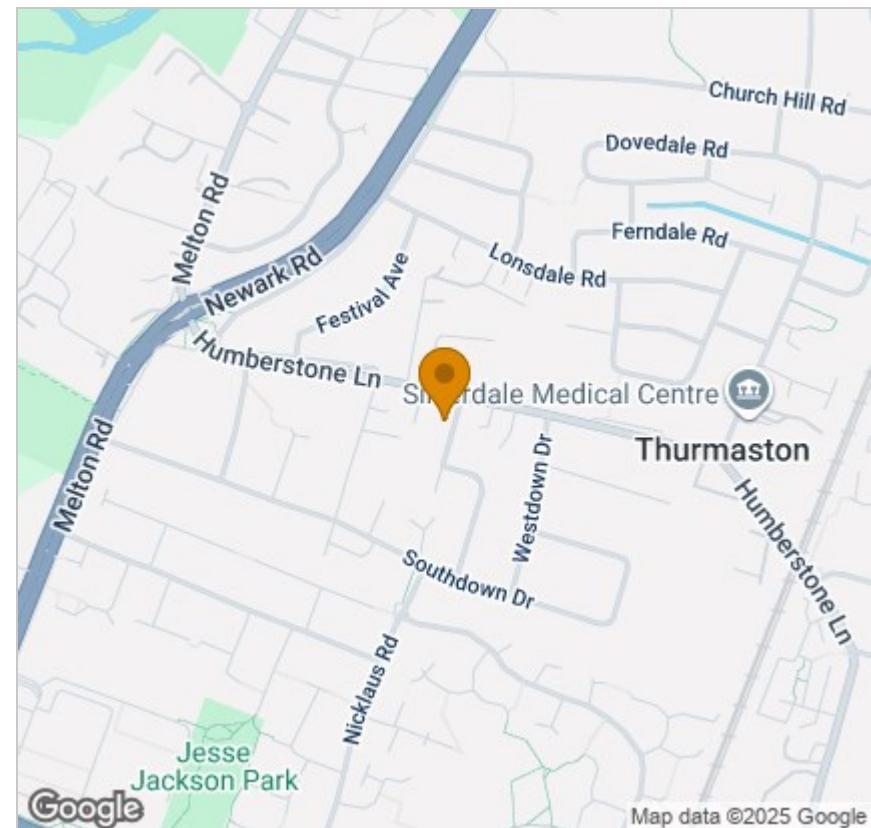
## Floor Plan



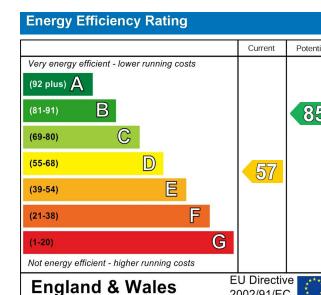
## Viewing

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

## Area Map



## Energy Efficiency Graph



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