



**9 Durris Close, Coalville, Leicestershire. LE67 4RP**

**£210,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac close to local amenities, this well-presented three-bedroom semi-detached home is set on a larger-than-average plot and is ready to move straight into. The property offers three good-sized bedrooms, a family bathroom, and a spacious open-plan lounge diner with sliding doors leading to a generous rear garden. Further benefits include a single garage and driveway parking, making it an ideal choice for families and first-time buyers alike.

EPC Rating D    Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Close To Local Amenities
- Spacious Lounge Diner
- Single Garage & Driveway Parking
- Sliding Doors Onto Rear Garden
- Cul-de-sac Location
- EPC Rating D
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

2.20m x 1.10m (7' 3" x 3' 7")

Entered via a uPVC double glazed frosted glass front door, the welcoming hallway features wood-effect flooring and pendant lighting. Stairs rise to the first floor, with a useful storage cupboard providing practical space for coats and household items, and a door leading through to the lounge diner.

#### Lounge Diner

6.48m x 4.28m (21' 3" x 14' 1")

A spacious open-plan lounge diner featuring wood-effect flooring and pendant lighting, with a uPVC double glazed window to the front aspect allowing plenty of natural light. The room benefits from a feature fireplace creating a focal point to the living area, a door leading into the kitchen, and sliding doors opening out onto the rear garden, ideal for indoor-outdoor living and entertaining.

#### Kitchen

3.00m x 2.38m (9' 10" x 7' 10")

Fitted with a range of matching base and eye-level shaker-style units complemented by contrasting worktops, the kitchen also features a stainless steel sink and drainer set beneath a uPVC double glazed window overlooking the rear garden. Additional benefits include tiled flooring, pendant lighting, an oven with hob and extractor hood over, and space and plumbing for a washing machine and under-counter fridge. A uPVC double glazed door provides direct access to the rear garden.

### First Floor

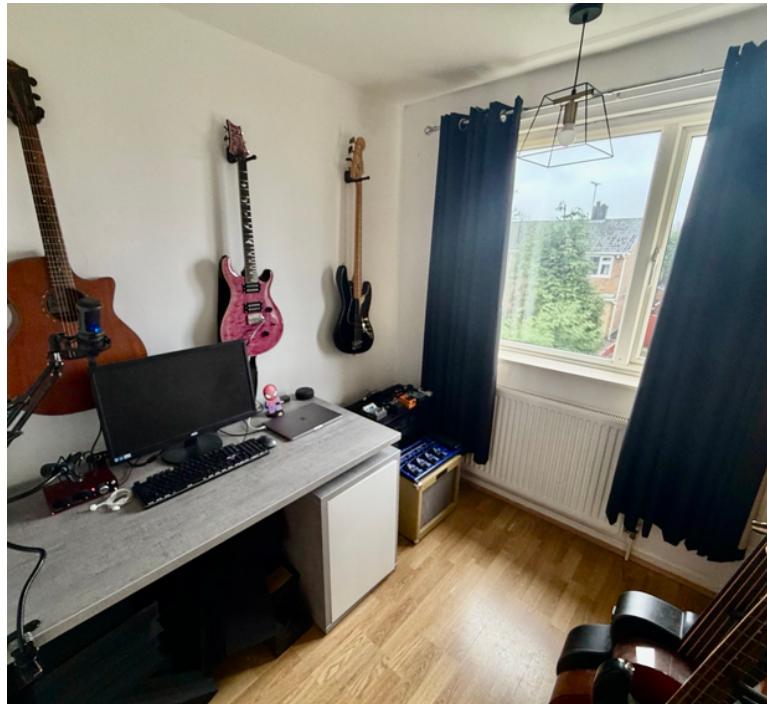
#### Landing

Carpeted and finished with pendant lighting, the landing provides access to all three bedrooms and the family bathroom. A uPVC double glazed window to the side aspect allows for natural light.

#### Bathroom

2.45m x 1.89m (8' 0" x 6' 2")

Fitted with tiled flooring and a uPVC double glazed frosted window to the rear aspect, the bathroom comprises a bath with shower over and full-height tiling to the bath area, with half-height tiling to the remaining walls. There is a wash hand basin set within a vanity unit, a low flush WC, and a useful storage cupboard housing the water tank.



## ROOM DESCRIPTIONS

### Bedroom One

3.20m x 3.11m (10' 6" x 10' 2")

A spacious double bedroom featuring a uPVC double glazed window to the rear aspect. The room is carpeted and benefits from pendant lighting.

### Bedroom Two

3.21m x 2.24m (10' 6" x 7' 4")

A well-proportioned bedroom featuring a uPVC double glazed window to the front aspect, wood-effect flooring, and pendant lighting.

### Bedroom Three

2.31m x 1.96m (7' 7" x 6' 5")

Currently used as a home office, this well-proportioned third bedroom features wood-effect flooring and pendant lighting, with a uPVC double glazed window to the front aspect. There is also access to a useful over-stairs storage cupboard.

### Outside

To the front of the property there is a large lawned garden with a paved walkway leading to the front door. A side gate provides access to the rear garden and the single garage. The rear garden is particularly spacious and private, fully enclosed by timber panel fencing, offering an ideal space for outdoor entertaining and family enjoyment. The property also benefits from off road parking.

### Agents Notes

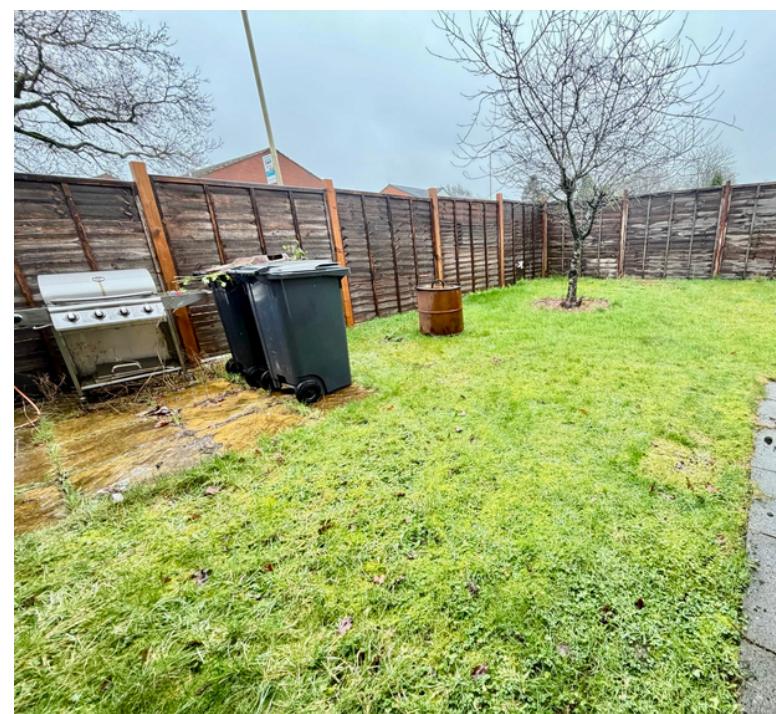
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 4mbps, superfast 67mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium strengths for EE, Vodafone and Three.

### Legal Information

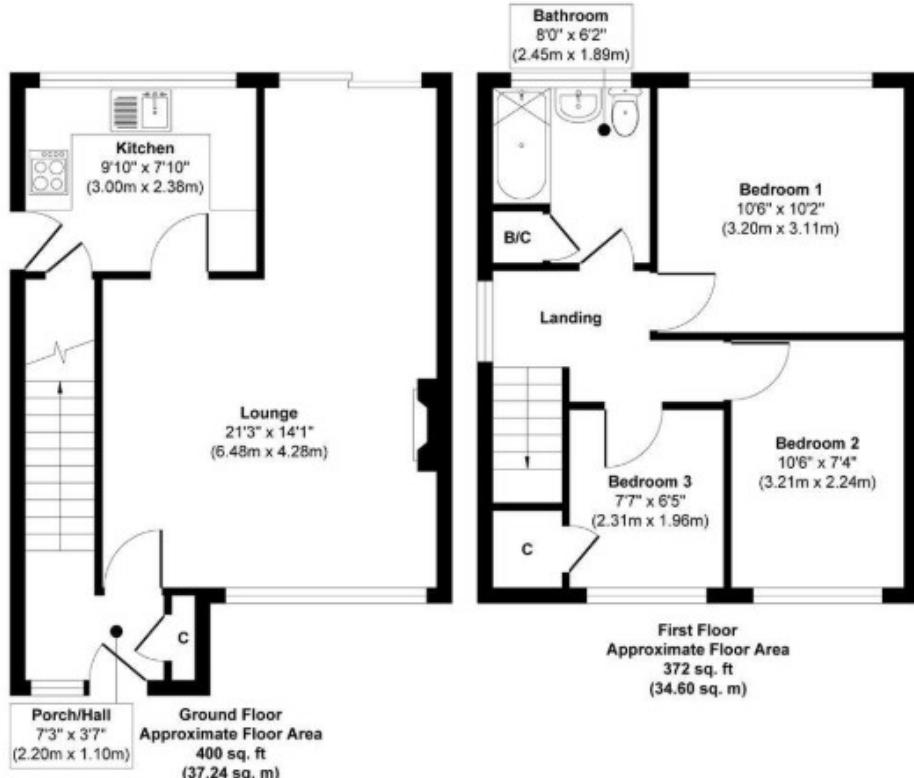
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







## FLOORPLAN & EPC



### Approx. Gross Internal Floor Area 772 sq. ft / 71.84 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

| Energy Efficiency Rating                             |         |                            |
|--|---------|----------------------------|
|  | Current | Potential                  |
| Very energy efficient - lower running costs<br>(92+) | A       |                            |
| (81-91)  | B       |                            |
| (69-80)  | C       | 77                         |
| (55-68)  | D       |                            |
| (39-54)  | E       | 56                         |
| (21-38)  | F       |                            |
| (1-20)   | G       |                            |
| Not energy efficient - higher running costs          |         |                            |
| England, Scotland & Wales                            |         | EU Directive<br>2002/91/EC |