



4 John Starbuck Close, Coalville, Leicestershire. LE67 4ES

£320,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

QUIET CUL-DE-SAC LOCATION! Reddington Sales & Lettings are pleased to bring to market this incredibly spacious, 4 bedroom detached property, which sits prominently on a quiet cul-de-sac on a popular development on the outskirts of Coalville. The property features a stunning, recently re-landscaped rear garden and benefits from a single garage with ample off road parking. The ground floor comprises; entrance hall, large lounge, dining room, WC and kitchen. To the first floor are 4 bedrooms, an en-suite to the master and bathroom. Viewing is HIGHLY recommended in order to appreciate this fantastic home!

EPC rating B, Council tax band E. Tenure- Freehold

FEATURES

- 4 bedrooms
- Detached
- Quiet cul-de-sac
- Well proportioned living spaces
- 2 reception rooms
- High specification landscaped garden
- Single garage with off road parking
- En suite to the master
- EPC B
- Council Tax Band E
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive and well maintained frontage. With border hedging and offering a range of mature shrubs with a paved walkway accessing the front door, wall mounted lantern lighting with a rocky and adjacent tarmac driveway offering off road parking for multiple vehicles and access to the single garage.

Entrance Hall

Accessed via a composite front door, having access to cloaks storage cabinet and stairs rising to the first floor. Ceiling pendant lighting and carpeted.

WC

A handy ground floor cloakroom with low level push button WC, vanity wash hand basin with mono bloc mixer taps, tiled splash backs and opaque uPVC double glazed window to front.

Dining Room

3.78m x 2.79m (12' 5" x 9' 2") A large second reception room featuring a uPVC double glazed bay window to front, heating radiator, ceiling pendant lighting and carpeted.

Lounge

3.40m x 7.11m (11' 2" x 23' 4") An extremely large living area featuring a uPVC double glazed bay window to front and uPVC double glazed French doors accessing the private rear garden, electric fireplace and surround, heating radiator, dual ceiling pendant lighting and carpeted. Access through into the kitchen.

Kitchen

4.78m x 3.78m (15' 8" x 12' 5") An impressive, bright and spacious kitchen, which is fitted with a range of wall and base units with rolled edge work surfaces, a 6 ring gas hob with splash screen and extractor fan over with space and plumbing for multiple appliances and featuring a sink and drainer unit with Swan neck mixer tap. Also with uPVC double glazed French doors to rear with tile effect laminate flooring, a double electric oven and grill and further island unit offering further preparation work top space.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to four good size bedrooms including the master suite and family bathroom. With access to airing cupboard housing the hot water cylinder with further loft hatch.

Bathroom

2.54m x 2.21m (8' 4" x 7' 3") Fitted with a white three piece white suite comprising a low level push button WC, pedestal wash hand basin, panel bath with splash screen and thermostatic bar mixer shower tap over, tiled splash backs and an opaque uPVC double glazed window to rear. Also benefitting from timber effect laminate flooring, a heated towel rail and extractor fan.

Master Bedroom

2.82m x 4.14m (9' 3" x 13' 7") An impressive master suite with uPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting, carpeted and access to the en-suite shower room.

En-Suite

Fitted with a three piece white suite comprising a low level push button WC, pedestal wash hand basin with moon bloc mixer tap, tiled splash backs and a double shower enclosure with extractor fan over. Also enjoying a shaver point, timber effect laminate flooring and an opaque uPVC double glazed window to side.

Bedroom 2

3.71m x 4.37m (12' 2" x 14' 4") Double sized bedroom with uPVC double glazed window to the front, built in storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

3.45m x 3.71m (11' 4" x 12' 2") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.49m x 2.67m (8' 2" x 8' 9") With uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A recently re landscaped garden and to of a high specification. With a large porcelain slabbed patio, ideal for sitting out and entertaining! Stepping stone slabs, laid to lawn area, raised gravelled area to the bottom, side gravelled area, outside tap access, side gated access and walled boundaries.

Agents Note

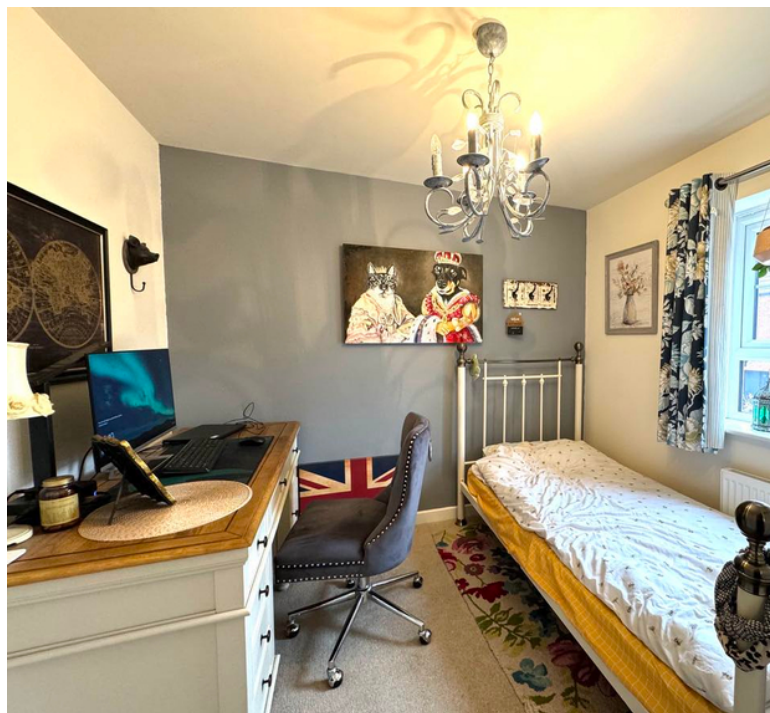
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 8mbps, superfast 60mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and weak strength for Three.

Legals

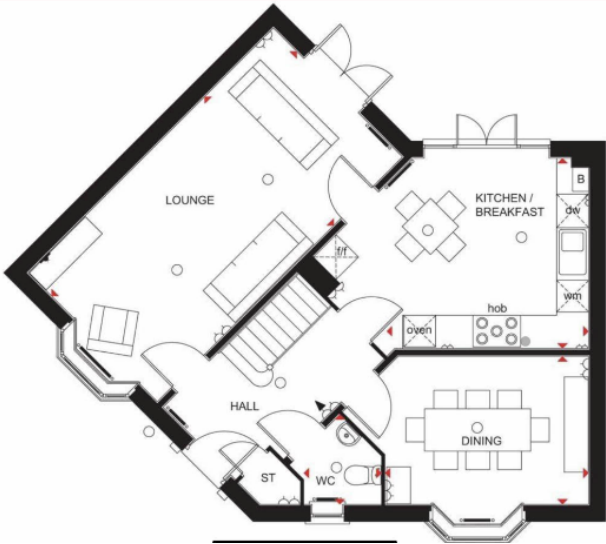
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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 of 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	