



32 Briers Way, Whitwick, Coalville, Leicestershire. LE67 5HG

£395,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to bring to market this exceptional four double bedroom detached family home, situated on a generous corner plot within a quiet and highly sought-after area of Whitwick. This beautifully presented property offers spacious and well-balanced accommodation throughout, perfectly suited for modern family life. Highlights include a stylish conservatory with a composite roof and skylights, providing a bright and versatile additional living space. The heart of the home is the immaculate kitchen breakfast area, complete with a central island. Upstairs, the property boasts four generously sized double bedrooms, with the master bedroom benefiting from its own contemporary en suite shower room. Externally, the home enjoys a beautifully landscaped rear garden and an oversized double garage, offering ample space for storage and parking. Early viewing is highly recommended to fully appreciate the space, style, and setting this stunning home has to offer.

Council Tax Band D EPC TBC

FEATURES

- Four Bedroom Detached Property
- Master Bedroom with Refitted En Suite
- Conservatory with Composite Roof & Skylights
- Immaculate Breakfast Kitchen with Island
- Large Corner Plot with Landscaped Garden
- Double Garage & Driveway Parking
- Council Tax Band D
- EPC TBC



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Step through the composite front door into a welcoming entrance hallway, featuring tiled flooring, access to the sitting room, kitchen, WC and stairs to first floor landing.

Kitchen Breakfast

6.07m x 3.48m (19' 11" x 11' 5") At the heart of the home is the stylish breakfast kitchen, finished in a light olive green with contrasting solid oak worktops and under-counter lighting. A standout feature is the central island with additional storage, stylish pendant lighting, and underfloor heating. Integrated appliances include a dishwasher, fridge freezer, electric hob, wine cooler and a double oven. Patio doors open onto the rear garden, and an additional window allows natural light to flow through.

Dining Room

3.51m x 2.64m (11' 6" x 8' 8")

Lounge

4.85m x 3.51m (15' 11" x 11' 6") The lounge boasts a charming outlook over a well-kept green space, with an Adam-style fireplace and marble hearth housing a pebble-effect electric fire. Carpeted flooring and glazed double doors open into the formal dining room, which is also accessible from the kitchen and leads into the conservatory.

Utility

1.78m x 1.5m (5' 10" x 4' 11") A separate utility room with cabinetry to the kitchen houses the boiler and provides further space and plumbing for a washing machine and tumble dryer. It also benefits from a sink.

Conservatory

3.3m x 4.09m (10' 10" x 13' 5") The conservatory is a versatile space ideal for year-round use thanks to its composite tiled roof with skylights. Part-brick and double glazed, it enjoys views of the garden and has French doors leading to the patio

WC

1.45m x 1.45m (4' 9" x 4' 9")

Garage

5.23m x 5.23m (17' 2" x 17' 2") Larger than average, with electric roller shutter door, full electric supply, lighting, and rear access door. No internal partitioning makes this space highly versatile for parking, workshop use, or conversion (subject to planning).

Rear Garden

The rear garden is a real highlight – fully enclosed and wrapping around the corner plot. It features a paved patio, lawn area, raised beds, and an additional covered side area ideal for shade or storage. There is also a personal access door to the double garage, outdoor tap, and electric power. Gated side access provides convenient entry through to the garden, and there is a designated recycling and bin storage area, keeping everything neat and tidy.



ROOM DESCRIPTIONS

First Floor

Bedroom One

3.56m x 4.55m (11' 8" x 14' 11") A large double room to the front aspect with fully fitted wardrobes by Birch Bedrooms, plush carpet, and spotlights.

En Suite

1.68m x 1.52m (5' 6" x 5' 0") Recently refurbished with a corner power shower, low flush WC, pedestal basin, chrome heated towel rail, extractor fan, and integrated spotlights.

Bedroom Two

4.72m x 2.49m (15' 6" x 8' 2") Another double bedroom to the front aspect, with fully fitted wardrobes and matching drawers.

Bedroom Three

3.05m x 2.52m (10' 0" x 8' 3") Another double bedroom with window to the rear aspect, carpet and pendant lighting.

Bathroom

1.88m x 1.88m (6' 2" x 6' 2") A modern suite with power shower over bath, vanity unit with inset basin, WC, chrome heated towel rail, spotlights, extractor fan, and frosted window.

Bedroom Four

3m x 2.54m (9' 10" x 8' 4") Bedroom four is a double bedroom also overlooking the rear garden, perfect as a guest bedroom, study or nursery.

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 5mbps, superfast 64mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodaphone 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.



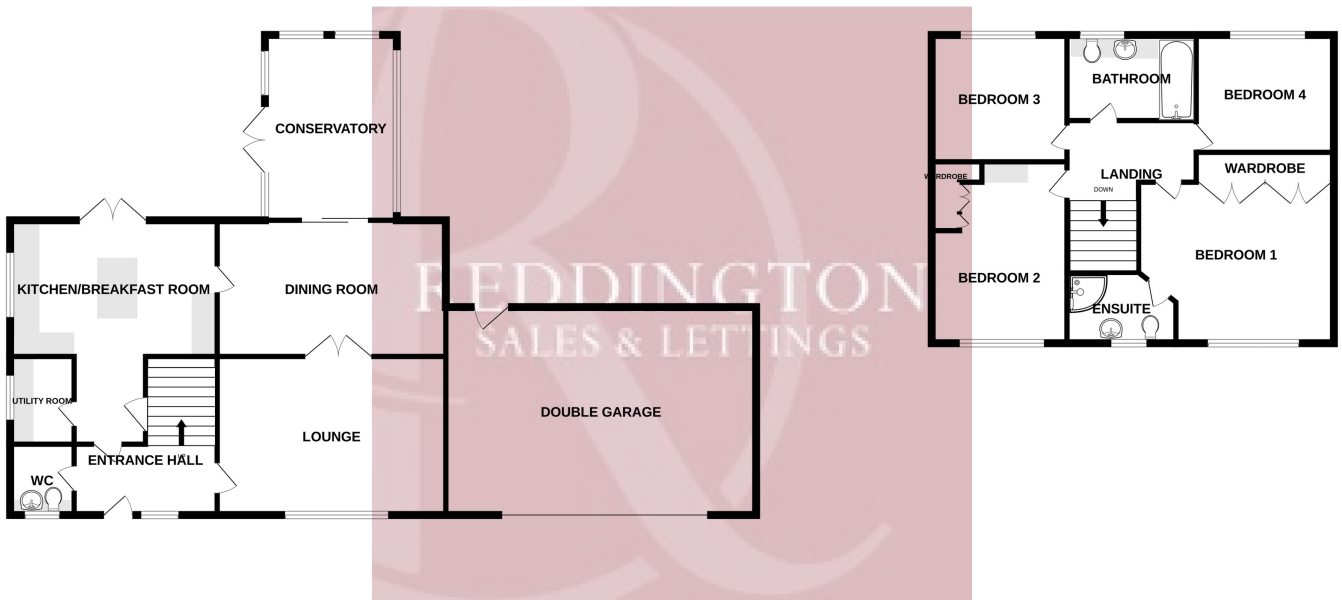




FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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