

# Choyce Close

Hugglescote, Coalville, LE67 3SS



Superb contemporary home, offered for sale with no upward chain. Highlights include a large master bedroom with an en-suite shower room, a lovely open plan social dining kitchen perfect for entertaining, sunny private gardens and an extensive drive with garage in a lovely location.

Offers over £250,000



John German

This lovely semi detached home sits in a quiet cul-de-sac location on a small development built in circa 2018, it offers well-presented accommodation and comes with the benefit of no upward chain.

The property sits back from the road behind a shallow slate covered fore garden with block paved long driveway to the side providing plentiful off road parking and access to a single garage.

Entrance door to the property sits beneath canopy porch and has a feature port hole style window, and opens to reveal a well-proportioned reception hallway with stairs leading off and a modern guest cloakroom to the side.

Immediately to your right is the living room, a bright and airy room due to its 3 dual aspect windows, and attractive laminate flooring underfoot.

Perfect for family life and entertaining, there is an open plan social dining kitchen, attractive porcelain tile effect floor runs underfoot, and the kitchen itself features an extensive range of base and wall mounted cabinets, with complementary grey countertops which incorporate a gas hob with extractor hood above and oven beneath, integral dishwasher and fridge freezer, and ample space for a dining table. There are dual aspect picture windows with a central glazed door opening out onto the rear garden.

Upstairs on the first floor you will find there are three good sized bedrooms, particular attention should be drawn to the master suite, which runs full width of the property, has wardrobe area and has the benefit of its own private en-suite shower room, finished in white and comprises WC, pedestal wash hand basin and corner quadrant shower cubicle.

Bedroom two and three are good size, and the family bathroom, again finished in white has panelled bath with shower mixer tap, pedestal wash hand basin and WC.

Outside, to the rear of the property you will find there is a patio area which lead on to lawned gardens which wrap around to the back of the garage, the gardens enjoy a sunny westerly direction and a great degree of privacy, personal door access to the garage which has an up and over entrance door, light fitting and power points.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

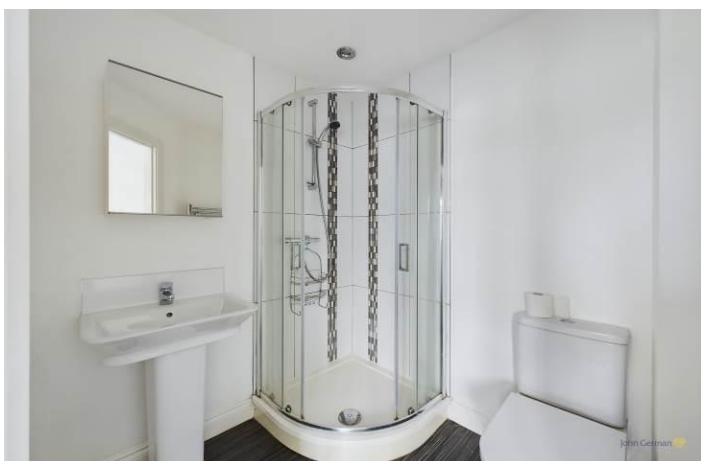
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29082023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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