



Coronet Drive
Ibstock
LE67 6QG

Offers Over £395,000

A delightful, DOUBLE FRONTED DETACHED HOME built by Ashberry Homes set on a popular development in Ibstock. Offering TWO RECEPTION ROOMS and a large KITCHEN/BREAKFAST ROOM, this property really needs to be viewed. With a SOUTH FACING REAR GARDEN and a 'GARDEN CABIN' with a WOOD FIRED OVEN comes included



Property Features

- Detached Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- EV Socket Installed on
- Utility Room
- South Facing Garden
- No Upward Chain
- Garage
- Two Years left on NHBC

Full Description

Standing beautifully within this popular development, on the fringe of Ibstock village centre and originally built in 2016 by Ashberry Homes with the remaining years left of the 10 year NHBC guarantee, this modern four bedroom detached family home is sure to catch your attention. With a well presented interior in show home condition the property enjoys a spacious internal floor area over 1400 Sq ft, complemented by a wonderful rear garden with two patio areas and 'Garden cabin' with its very own built in wood fired oven, very much designed with home entertaining in mind. Internally the property benefits from an efficient gas fired central heating system, UPVC double glazing throughout therefore ensuring a current excellent EPC rating of B. As you enter this double fronted detached home into the entrance hall, there is great living space on offer to the ground floor. There is a spacious lounge stretching the full length of the property measuring in excess of 23ft. The

Kitchen/Breakfast room can be accessed via the hallway or lounge. The Kitchen boasts patio doors opening onto the rear garden in addition to the Velux windows providing natural light in addition to built in appliances and a door leading to a separate utility room. To the front aspect of the property is an office/play room which is an appreciated reception room and vital for a family home. The WC and storage cupboard complete the ground floor accommodation.

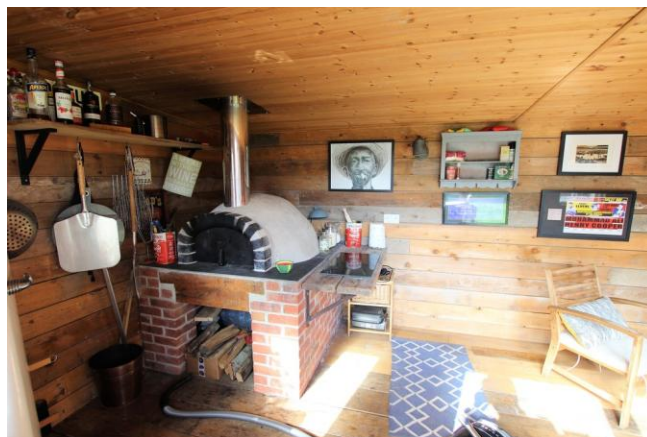
To the first floor, there are four good sized bedrooms with the master bedroom offering both fitted wardrobes and an en suite shower room. There are also fitted wardrobes in one other bedroom which faces the front aspect of the property. There is also a family bathroom enjoying a three-piece bathroom.

Externally, to the front of the property there is a small frontage with a pathway leading to the front door. To the side, there is ample off road parking on the driveway for up to three cars and providing access to the single garage which has power and lighting. The well established south facing rear garden, which is mainly laid to lawn but also provides two patio areas which attract the sun. The current owners also built an external 'Garden Cabin' which is insulated and has power and lighting as well as a Wood Fired Oven ideal for cooking majority of your desired foods. Ibstock village is located approximately 2.5 half miles south of Coalville and approximately 6 miles south east of Ashby de la Zouch. With excellent road links to both the A42 dual carriageway with East Midlands conurbations beyond,.

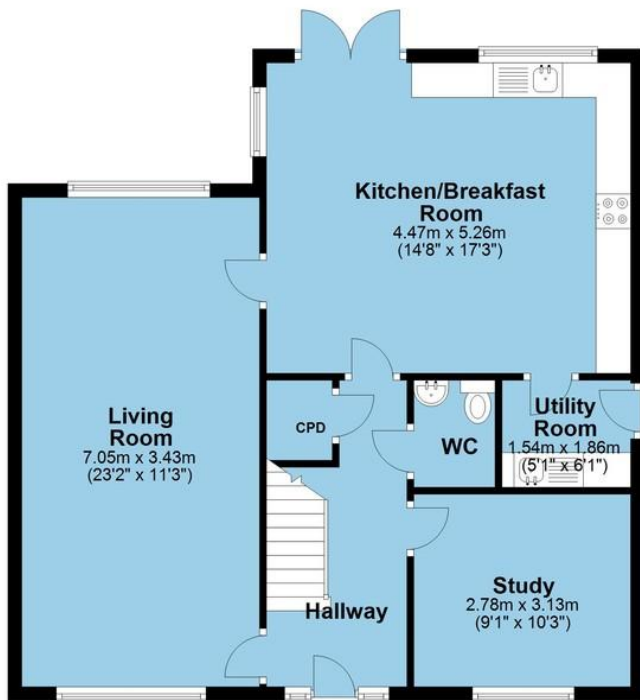
COUNCIL TAX BAND E

TENURE Freehold

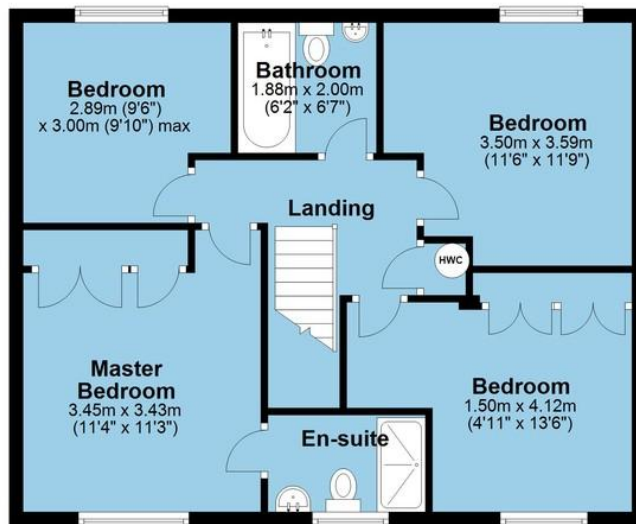




Ground Floor



First Floor



Total area: approx. 134.1 sq. metres (1443.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements