

MAYNARD
ESTATES

9 Cannock Close

Ellistown, Coalville, LE67 1EX

Asking price £250,000

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Brief Description

A well-presented three-bedroom semi-detached family home, situated within a pleasant cul-de-sac on the outskirts of Ellistown, close to the neighbouring village of Hugglescote. Offering MODERN ACCOMODATION THROUGHOUT, the property benefits from a contemporary kitchen and bathroom, an extended conservatory and driveway parking for multiple vehicles.

The ground floor comprises an entrance hall, a comfortable living room with a large double-glazed window and decorative coving, and a separate dining room leading into the EXTENDED CONSERVATORY. This versatile reception space features French doors opening onto the rear garden, making it ideal for relaxing and entertaining.

The MODERN KITCHEN is fitted with cream Shaker-style units, oak worktops, an integrated double oven, gas hob, extractor hood and dishwasher. Further features include tiled flooring and splashbacks, space for additional appliances, a garden access door and useful understairs storage.

To the first floor are THREE WELL PROPORTIONED BEDROOMS, including two doubles, with the second bedroom benefiting from built-in wardrobes. The third bedroom is ideal as a child's room, guest room or home office. A CONTEMPORARY FAMILY BATHROOM completes the accommodation, featuring a white three-piece suite with a bath, mains-fed shower with overhead and waterfall shower heads, wash basin and WC.

Externally, the property benefits from a gravelled front garden and a tarmac driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES. The enclosed rear garden offers a combination of lawn and gravelled areas, sleeper retaining walls and composite double gates providing convenient side access.

Overall, this attractive and well-maintained family home offers versatile living space, modern fittings and practical outdoor areas, making it an appealing choice for first-time buyers and families seeking a property ready to move into.

























ON THE GROUND FLOOR

Entrance Hall

Living Room
13'9" x 13'11" (4.21 x 4.25)

Dining Room
8'2" x 11'2" (2.49 x 3.41)

Conservatory
8'0" x 11'10" (2.45 x 3.61)

Kitchen
8'0" x 10'6" (2.45 x 3.21)

ON THE FIRST FLOOR

Landing

Bedroom One
9'3" x 11'8" (2.84 x 3.58)

Bedroom Two
9'6" x 10'1" (2.9 x 3.08)

Bedroom Three
9'6" x 10'1" (2.9 x 3.08)

Bathroom
6'11" x 6'7" (2.11 x 2.01)

ON THE OUTSIDE

Front Garden

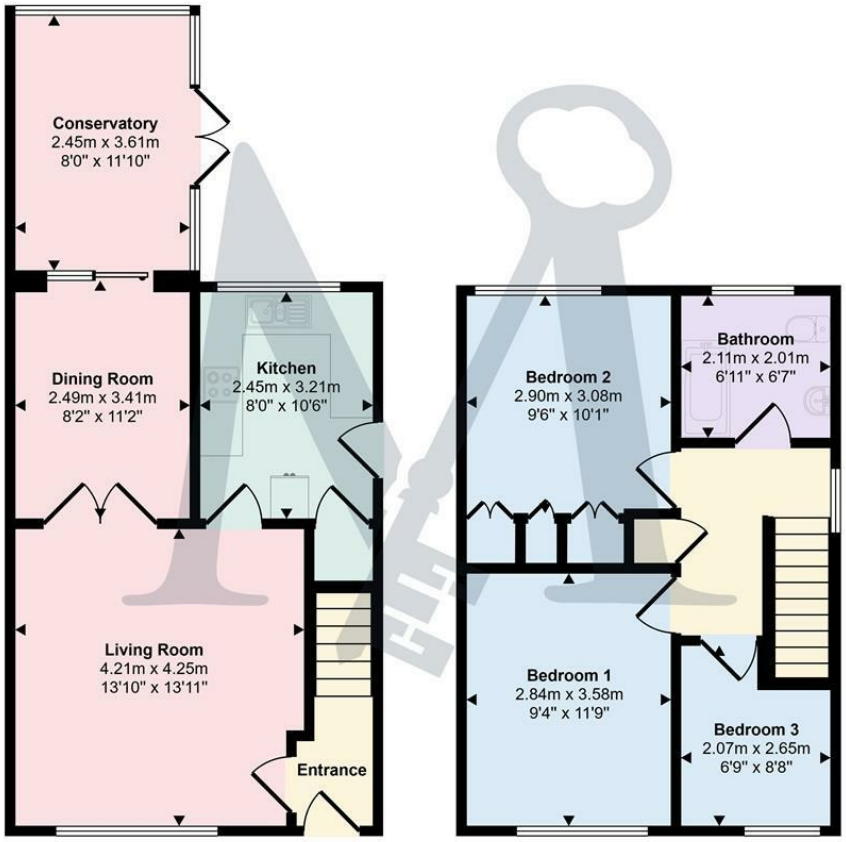
Rear Garden

Driveway



Floor Plan

Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

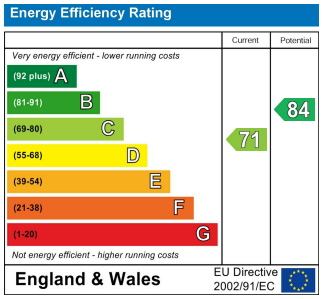
First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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