

Holdings

A Modern Estate Agent



Plot 9 Forest Gardens Forest Road, Coalville, LE67 3SN

£395,000

The Newbridge is an exceptional three-bedroom detached bungalow offering spacious and versatile single-storey living, with a stunning open-plan living dining kitchen, separate dining room and principal bedroom with en-suite. Built by Aspects Homes, it combines contemporary design, quality finishes and practical accommodation within a desirable Coalville development. The properties have the added benefit of a garage complete with an EV charging point.

Summary

Occupying a prime position within this prestigious Coalville development, The Newbridge is an outstanding three-bedroom detached bungalow, thoughtfully designed to offer an exceptional balance of style, space and practicality. Built by the highly regarded Aspects Homes, the property combines contemporary living with quality craftsmanship throughout.

A welcoming entrance hall leads into the heart of the home, where an impressive open-plan living dining kitchen is situated to the rear. Designed for modern lifestyles, this superb space provides the perfect setting for everyday living, entertaining family and friends, and enjoying views over the garden.

Complementing the open-plan accommodation is a separate dining room, offering excellent versatility as a formal entertaining space, additional reception room or home office to suit individual requirements.

The bungalow benefits from three generously proportioned bedrooms, including a superb principal bedroom complete with a stylish en-suite shower room. Bedroom two is enhanced by an attractive bay window, creating a bright and inviting space, whilst the remaining accommodation is served by a contemporary family bathroom finished to a high standard.

Externally, the property is complemented by private gardens, driveway parking and a garage, providing both practicality and convenience.

Offering spacious single-storey living in an exclusive setting, The Newbridge presents a rare opportunity to acquire a beautifully crafted new home designed with comfort, quality and modern living in mind. Early viewing is highly recommended.

Disclaimers

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



Forest Gardens, Forest Road
Internal Square Footage: Approx 938 sq.ft



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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