

Holders

A Modern Estate Agent



Forest Gardens Forest Road, Coalville, LE67 3SN

£397,500

Plot 16 - An impressive three-bedroom detached new-build bungalow offering stylish single-storey living, featuring a spacious open-plan kitchen and dining area with integrated appliances, separate living room, principal bedroom with en-suite and contemporary family bathroom. Externally, the property enjoys landscaped gardens (turf available by separate negotiation), paved patio, driveway parking and garage, complemented by energy-efficient heating and excellent access to Coalville, the M1 and A42.

Summary

Set within the popular Forest Gardens development in Coalville, The Willow is an attractive three-bedroom detached bungalow offering contemporary single-storey living in a peaceful and thoughtfully planned setting. Designed with both style and practicality in mind, this appealing new-build home provides well-balanced accommodation, modern finishes and an impressive specification throughout.

The welcoming entrance leads into a bright and spacious interior, with the principal living accommodation centred around a generous open-plan kitchen and dining area. The kitchen is fitted with a stylish range of high-quality units, complemented by Silestone quartz work surfaces and a comprehensive selection of integrated CDA appliances, including an induction hob, double oven and dishwasher. Plumbing is also provided for laundry appliances, ensuring the space is both practical and beautifully presented.

The separate living room provides a comfortable and versatile space for relaxing, while the three bedrooms offer excellent flexibility for family members, guests or those requiring a home office. The principal bedroom benefits from a private ensuite, whilst the remaining bedrooms are served by a contemporary family bathroom featuring quality white sanitaryware, chrome fittings and carefully selected tiling.

Externally, the property is complemented by a landscaped and turfed frontage, paved patio and pathways, together with a block-paved driveway providing convenient off-road parking. Secure fencing, external lighting and power to the garage further enhance the practical specification, with provision for an electric vehicle charging point.

Modern technology and energy efficiency have also been carefully considered, with the property benefiting from air source heating, fully programmable underfloor heating and high-quality double-glazed windows and doors. Security features include an alarm system, multi-point locking and smoke and carbon monoxide detection, providing additional peace of mind.

Forest Gardens enjoys a peaceful position within Coalville, a well-connected market town in the heart of Leicestershire. Local amenities are conveniently accessible, whilst the nearby M1 and A42 provide excellent road connections for commuting and wider travel.

Offering the advantages of brand-new accommodation without the need for renovation or ongoing modernisation, The Willow represents an excellent opportunity for those seeking stylish, energy-efficient and low-maintenance bungalow living. Viewing is highly recommended to appreciate the quality, layout and specification this impressive home has to offer.

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.

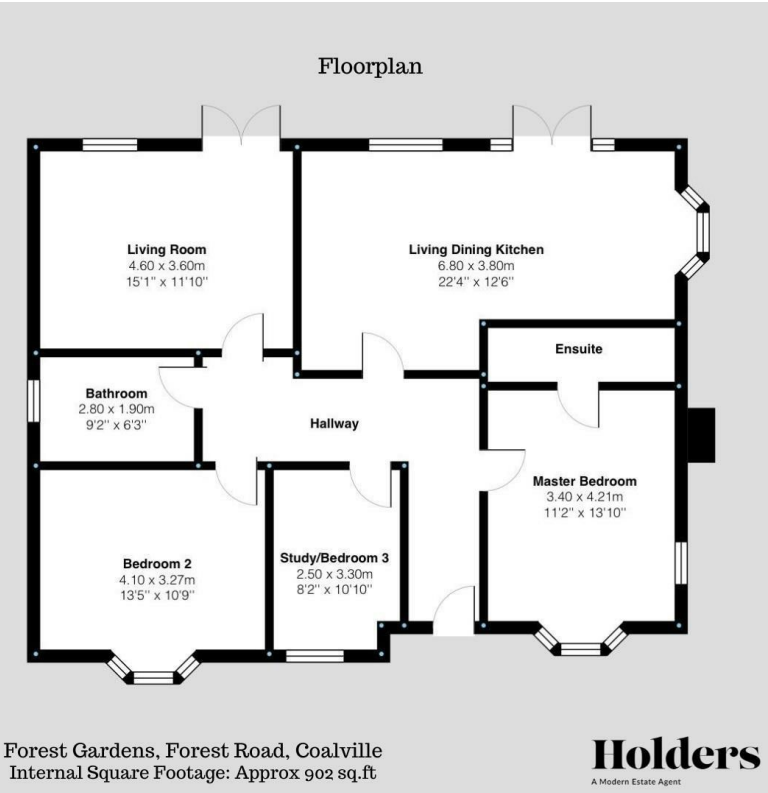
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

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

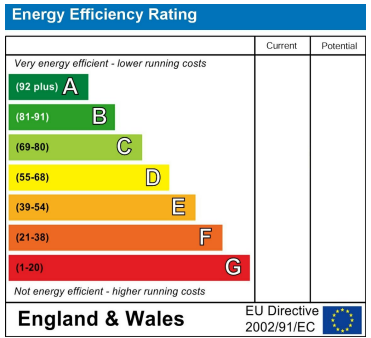
Floor Plan



Area Map



Energy Efficiency Graph



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