



153 Coventry Road, Burbage, LE10 2HW
£895,000

wards
Residential

Freehold

An outstanding, contemporary five bedroom detached family residence situated on the sought after Coventry Road in Burbage, with convenient access to both Burbage village centre and the M69/A5 interchange. The property was completed in 2017 to the highest standard throughout and benefits from an EPC rating of 'B'. Spanning an impressive 2,735 sq ft, the property offers a superb five double bedrooms, four with ensuite shower rooms, arranged over three storeys. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Store, WC, Utility Room, exceptional 30ft Kitchen/Living Room and integral Garage. First Floor: three Bedrooms, all with Ensuite Shower Rooms and Family Bathroom. Second Floor: two Bedrooms, one with Ensuite and WC. Externally, the property is set back from the road with a block paved driveway providing off road car parking for numerous vehicles. To the rear, the sizeable gardens are predominantly laid to lawn, with a decked area adjacent to the dwelling and an insulated timber summerhouse to the end of the plot. Gas fired central heating and anthracite UPVC double glazing.

Entrance Hall

With anthracite composite front door, wooden flooring and an oak veneer staircase. Cupboard with hot water cylinder.

Lounge

5.75 x 3.58 Metres

With UPVC double glazed anthracite bay window to the front elevation with feature oak internal cladding and a hanging light feature.

Utility Room

2.33 x 3.36 Metres

Fitted with gloss white base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Ideal LOGIC+ gas fired central heating boiler in cupboard. Plumbing for a washing machine and space for a dryer. Metro tiled splashbacks and tiled flooring.



WC

1.12 x 1.85 Metres

With two-piece white suite comprising wash hand basin over vanity unit and a concealed cistern WC in a vanity unit. Half height wall tiling, tiled floor and extractor fan.

Kitchen/Living Room

9.33 x 5.74 Metres

Recently refitted with an exceptional range of black base and wall units with attractive contrast grey working surfaces over, with matching splashbacks, and inset stainless steel one and a half sink with boiling water, waste disposal and cold filtered tap. Breakfast bar with integrated induction hob with downdraft extractor fan. Integrated Miele appliances include a wine cooler, steam oven/microwave, double oven, coffee machine, dishwasher, fridge and freezer. Table finished to match working surfaces with tan leather banquette seating with four matching chairs. Light well, ceiling spotlights and wine rack. Wooden effect Karndean flooring to Kitchen/Dining area and carpeting to the Living Area. Stunning anthracite UPVC anthracite bi-folding doors to the Garden and two further UPVC double glazed windows to the side elevation.

Master Bedroom

4.7 x 5.76 Metres

With freestanding wardrobes, feature wood paneled effect wallpaper, UPVC double glazed French doors to the rear elevation with Juliet balcony, ceiling spotlights and vertical radiator.

Ensuite

1.74 x 2.54 Metres

Wash hand basin on anthracite gloss vanity unit, concealed cistern WC and walk in rainfall shower. Slate effect floor tiles, stone effect wall tiles, illuminated mirror with shaver socket, chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

5.34 x 3.52 Metres

Two double wardrobes and UPVC double glazed window to the front elevation.





Ensuite

2.56 x 1.17 Metres

With a three piece white suite, wash hand base unit on floating vanity unit, concealed cistern WC and shower in black cubicle. Patterned floor tiles, metro wall tiles, illuminated mirror, chrome towel rail, extractor fan and ceiling spotlights.

Bedroom 3

4.69 x 3.6 Metres

With two fitted double wardrobes and UPVC double glazed windows to the front elevation with plantation shutters.

Ensuite

1.73 x 2.02 Metres

With three piece suite comprising wash hand base unit on wood effect floating vanity unit, concealed cistern WC in wood effect unit and electric shower in black enclosure. Full height wall and floor tiling, black heated towel rail, ceiling spotlights, extractor fan and illuminated mirror.

Bathroom

2.73 x 2.19 Metres

With a four piece white suite comprising wash hand basin on white gloss floating vanity unit, concealed cistern WC in vanity unit, jet bath and electric shower in black enclosure. UPVC double glazed window to the rear elevation, patterned floor tiles and white metro wall tiles, chrome towel rail, ceiling spotlights and extractor fan.



Bedroom 4

9.03 x 3.6 Metres

Part laminate, part carpeted flooring, Keylight skylight to the front elevation, ceiling spotlights and anthracite UPVC double glazed window to the rear elevation.

Ensuite

2.8 x 1.1 Metres

Three piece suite comprising wash hand basin on floating vanity unit, concealed cistern WC in unit and electric shower in a black enclosure. Slate effect floor and wall tiles, extractor fan, black heated towel rail and illuminated mirror.

Bedroom 5

3.88 x 3.48 Metres

With access panel to solar inverter/ storage batteries, ceiling spotlights and UPVC double glazed window to the rear elevation.

WC

1.86 x 0.99 Metres

With a two-piece white suite comprising sink on a vanity unit and low flush WC. Light well and ceiling spotlights, tiled flooring, half height metro wall tiles and heated towel rail.

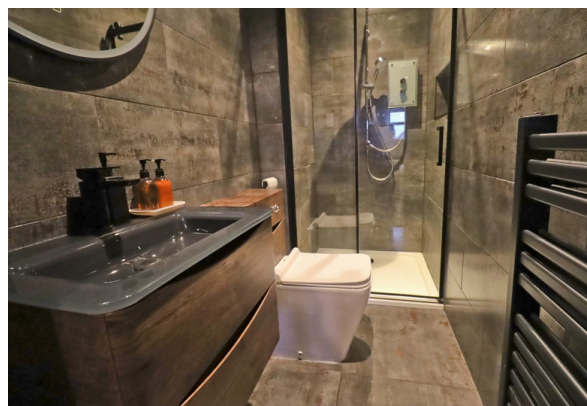
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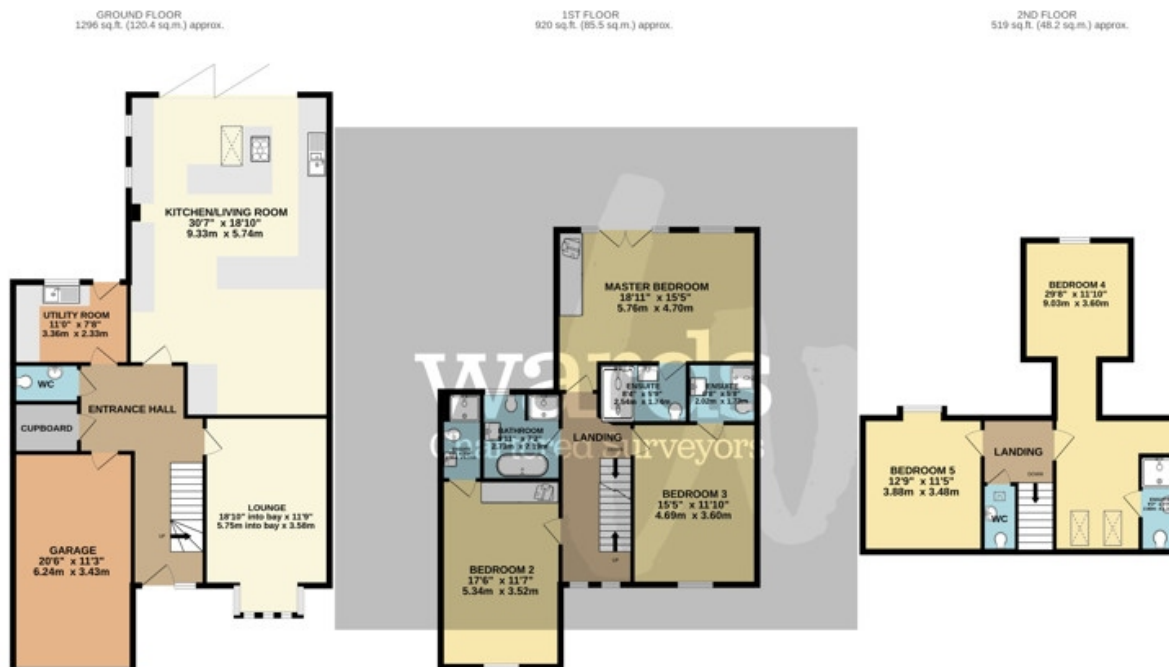
The property is set back from the road and benefits from a sizeable block paved driveway providing off road car parking for numerous cars. There are slated borders interspersed with shrubbery. To the rear, the gardens are an excellent feature of the property and are predominantly laid to lawn with a decked area adjacent to the dwelling. There is an enclosed block paved area, perfect for pets or children. Beyond the decked area, there is a paved patio area (complete with hot tub, which may be available by way of separate negotiation) with paved path leading to the insulated timber summerhouse (6.78m x 2.84m), which is suitable for use as a home office, gym etc. There are raised borders planted with attractive shrubs. The gardens are enclosed by timber fencing.

EPC Rating - B(87)

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA : 2735 sq.ft. (254.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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