



Property
ASK
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Citron Avenue, Coalville

Guide Price £325,000 Freehold

4 bedroom detached house for sale

Description

Fantastic 4-Bedroom Detached Family Home with High-End Finishes and NHBC Warranty in Abbots Oak, Coalville

Indulge in modern living with this spacious detached property, offering premium features and a hassle-free no upward chain sale. Nestled in the desirable Abbots Oak area of Coalville, this stunning home is ready to move into and boasts 5 years remaining on the NHBC warranty for added peace of mind.

Key Features:

Four Spacious Bedrooms: Generously sized, each bedroom offers a haven of comfort and style. There are built in wardrobes in principle bedroom, for added storage.

Three Bathrooms: Includes a contemporary en-suite to the principle bedroom, a sleek family bathroom, and a convenient ground-floor cloakroom.

High-End Kitchen Finishes: The kitchen features top-of-the-line built in appliances, sophisticated countertops, and modern cabinetry, perfect for entertaining.

Utility Room: Adjacent to the kitchen, this practical space is ideal for laundry and additional storage, keeping the home impeccably organised.

Spacious Kitchen / Dining / Living Area: Bright, open space offers flexibility for entertaining or family living, with bi-fold doors on to the spacious patio area

Separate large living room: Cozy family space, with ample room for furniture, TV and tech



Garage and Off-Road Parking: A secure garage and driveway with space for multiple vehicles ensure convenience and security.

Beautifully Landscaped South Facing Rear Garden: A private oasis, perfect for relaxing, gardening, or hosting guests.

5 Years NHBC Warranty Remaining: Enjoy the reassurance of continued structural coverage.

No Upward Chain: Simplify your move with this chain-free opportunity.

Location Highlights:

Set in the tranquil Abbots Oak area, this home blends countryside charm with modern convenience. With excellent local schools, nearby amenities, and scenic green spaces, it's an ideal location for families or professionals. Strong transport links also make commuting effortless.

This is more than a house—it's a lifestyle upgrade. Book your viewing today to experience the exceptional features and unparalleled quality of this beautiful home!

The property is currently furnished differently to these photos.

Ground Floor

Kitchen/Diner (5.65m x 3.95m)

Lounge (3.35m x 4.37m)

Utility (1.73m x 1.88m)

First Floor

Bathroom (2.19m x 1.69m)

Bedroom 1 (3.35m x 4.98m)

Bedroom 2 (3.38m x 2.89m)

Bedroom 3 (2.18m x 2.89m)

Bedroom 4 (2.21m x 2.81m)

Viewing: Viewing is by appointment only. If you would like to view this property, please call NS Property estate agency on 01530 450590

Fixtures, Fittings and Appliance: Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order.

Internal Photographs: It should not be assumed that items shown in our photographs are included in the Sale of the property.

Measurements: Where applicable, we have taken every care to ensure the dimensions for the property are accurate, however, they should be treated as approximations and for general guidance only. If measurements have been shown they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering: Where an offer is accepted, the prospective buyer will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General: We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Council Tax Band: D

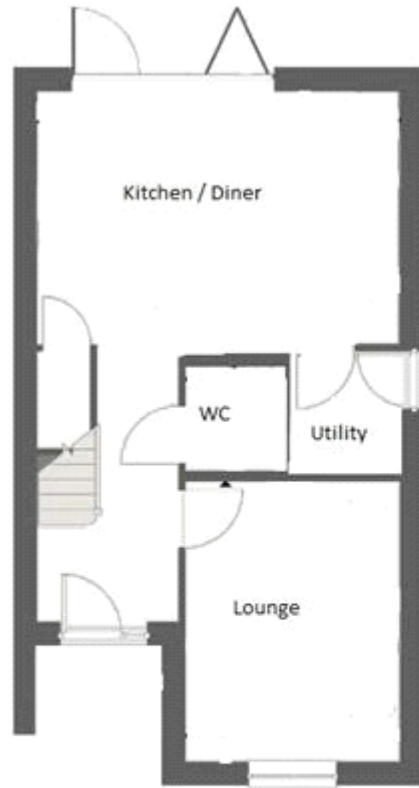
Tenure: Freehold

Parking options: Off Street

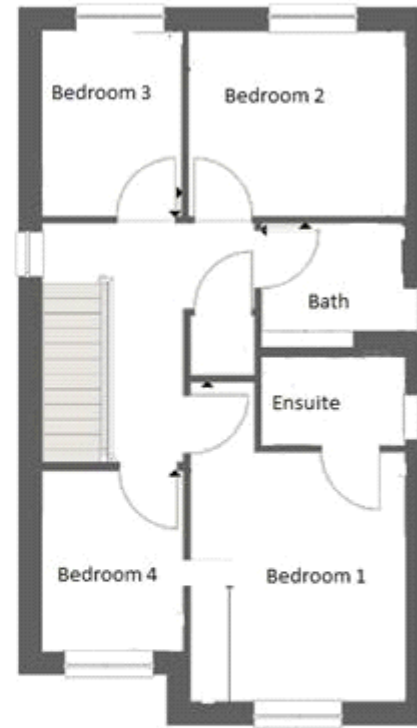
Garden details: Private Garden

Tenure

Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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