



**FOR SALE**

4 Bed Detached House in Clovelly Road, Leicester LE3 8AD

**Offers Over £500,000**





## PROPERTY FEATURES

- Unique Detached Dwelling
- Four Bedrooms
- Corner Plot
- Versatile Accommodation
- Recently Renovated By Current Occupier
- Living Room
- Master Ensuite
- Off Road Parking
- Open Plan Living / Kitchen Space
- Call Phillips George To View



## FULL DESCRIPTION

An architecturally designed detached home occupying a generous corner plot, this unique four bedroom residence offers stylish and spacious accommodation over two floors. Featuring an impressive light-filled kitchen and dining area, a master bedroom with ensuite, a dedicated office space, and landscaped gardens, the property also benefits from ample off-road parking. To arrange a viewing of this exceptional home, contact Phillips George today.

### ENTRANCE HALL

Stunning entrance hallway with double glazed door to the front and double glazed windows to front and side, storage cupboard, open aspect with skylight window.

### OPEN LIVING SPACE

19' 0" x 20' 11" (5.79m x 6.38m) The living area has been fully opened to provide light and space with a variety of sitting areas and a refurbished kitchen with a floating island taking centre stage, range of wall and base units, integral appliances, double glazed window feature wall with French doors leading to garden.

### INNER HALLWAY

With carpeted flooring and loft hatch leads to the front wing of the property.

### MASTER BEDROOM

12' 0" x 9' 0" (3.66m x 2.74m) Carpeted flooring with double glazed window to the front, radiator, fully fitted walking wardrobe with recessed lighting.

### ENSUITE

Comprising a four piece suite, bath, low flush WC, vanity basin, walk in shower with rainfall shower head, towel





radiator, double glazed window to the side.

## **BEDROOM TWO**

11' 0" x 10' 0" (3.35m x 3.05m) Carpeted flooring, double glazed window to the front and radiator.

## **BEDROOM THREE**

11' 0" x 8' 0" (3.35m x 2.44m) Carpeted flooring, double glazed window to the front and radiator.

## **FAMILY SHOWER ROOM**

Comprising a shower cubicle, wash basin and vanity unit with full extraction, rainfall shower head, opaque window to the side and radiator.

## **GROUND FLOOR WC**

Comprises a low-level flush WC and wash basin with opaque window to the side.

## **UTILITY ROOM**

Comprising wall units, plumbing and space for washing machine and tumble dryer, sink and drainer, cloak store for coats and double glazed window to the rear, double glazed door to the rear leading to garden.

## **LOUNGE**

18' 3" x 16' 3" (5.56m x 4.95m) Double glazed French doors to the rear leading to garden, wooden flooring, radiator, access to office and garage space.

## **OFFICE**

10' 0" x 8' 8" (3.05m x 2.64m) Wooden flooring, Double glazed window to the rear.

## **STAIRS**

Stairs lead to open plan gallery landing used currently at office space with storage cupboard and recessed lighting, leading to bedroom four.

## **BEDROOM FOUR**

17' 10" x 11' 0" (5.44m x 3.35m) With sloped ceilings, double glazed window to the side carpeted flooring, eaves storage.

## **REAR GARDEN**

A large landscaped rear garden set on corner plot with lawn, pathways, multiple seating areas, hard play area, sheds, side access leading to front garden being landscaped providing ample car standing space with fenced borders.







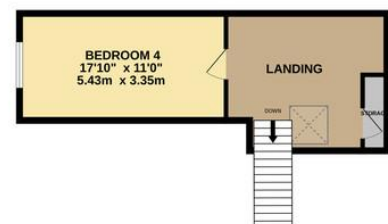
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



GROUND FLOOR  
1783 sq.ft. (165.6 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

