



A well-presented and spacious four bedroom detached family home built in circa 2006 by David Wilson Homes situated in a popular location to the east of the city and within easy reach of the motorway networks. Briefly comprising of double glazing and gas central heating throughout, large lounge with electric fire leading to a separate dining room, spacious modern fitted kitchen with built-in double oven and gas hob, separate utility area and downstairs WC. On the first floor are four generously sized bedrooms, all having built-in wardrobes, with the master bedroom having an en-suite shower room and a family bathroom with white suite and bath with shower attachment. There are gardens to the rear and a driveway for two cars to the front with access to the integral garage.

Approach

Small grassed area, path to porch, driveway for two cars

Entrance Hall

Wooden flooring, carpeted to stairs, double glazed front door and windows, radiator, storage space under stairs

WC

Vinyl flooring, low level WC and corner hand basin, radiator

Lounge

11'10" x 14'10" (3.62m x 4.53m)

Wooden flooring, large double glazed bay window to front, feature fireplace, 2 x radiators, glazed door to dining room

Dining Room

10'2" x 8'3" (3.10m x 2.53m)

Wooden flooring, double glazed French doors to garden, radiator

Kitchen

11'5" x 11'3" (3.49m x 3.43m)

Vinyl flooring, double glazed window to rear, range of fitted units with worktop over, stainless steel one-and-a-half bowl sink & drainer, built-in double oven and hob

Utility Room

Vinyl Flooring, double glazed door to garden, access door to garage, fitted units with worktops over to match kitchen

Landing

Carpeted, large built-in airing cupboard, access to loft, radiator

Family Bathroom

7'5" x 7'6" max (2.28m x 2.30m max)

Vinyl Flooring, double glazed window to rear, radiator, fitted suite with low level WC, basin and bath with shower attachment

Master Bedroom

13'4" x 12'8" (4.08m x 3.87m)

Carpeted, 2 x double glazed windows to front, double radiator, built-in triple wardrobes

En-Suite Shower Room

6'3" x 6'3" (1.93m x 1.93m)

Vinyl flooring, double glazed window to front, shower cubicle with mixer shower, low level WC and basin, extractor unit, radiator

Bedroom 2 (Front)

9'8" x 12'4" (2.95m x 3.78m)

Carpeted, 2 x double glazed windows to front, double radiator, built-in double wardrobe and separate built-in storage over stairs

Bedroom 3 (Rear)

9'8" x 8'11" (2.95m x 2.73m)

Carpeted, double glazed window to rear, double radiator, built-in single wardrobe

Bedroom 4 (Rear)

9'4" x 10'9" (2.85m x 3.28m)

Carpeted, double glazed window to rear, double radiator, built-in double and single wardrobes

Rear Garden

Paved and grassed areas, pedestrian gate to side of property

Tenure

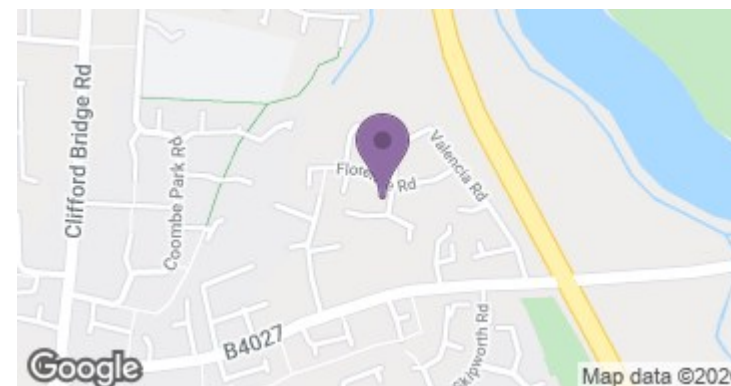
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

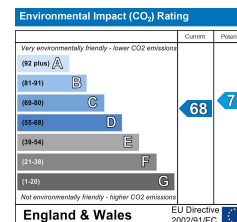
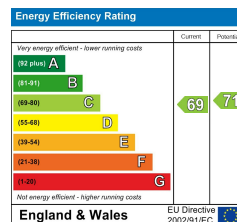


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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