





Property Description

A beautifully presented modern four double bedroom extended property fully alarmed, situated in an envious position in Earlsdon within walking distance to War Memorial Park, local shops, amenities and countryside as well as local schools, backing on to Hearsall golf club with direct access from the rear garden with open views. The property briefly comprises of an entrance hall, guest cloakroom / shower room, lounge , extended open plan living / dining room - kitchen, orangery, three spacious double bedrooms on the first floor, loft conversion with En-suite on the second floor. No Chain

Approach

Set back road the road with block lined and tarmac frontage, drive to side and garage, composite door leading to the entrance hallway.

Entrance Hall

Light and airy entrance hallway with stairs rising to the first floor, doors leading to the lounge, shower room / guest cloakroom, living room / kitchen dining room.

Living Room / Dining Room

21' x 14' (6.40m x 4.27m)

Extended open plan living room / dining room, with bi-fold doors giving access to the patio and garden.

Kitchen

20' x 9' (6.10m x 2.74m)

Modern fitted kitchen with a range of gloss white base and wall mounted units , complementary black work surfaces with sink and drainer with mixer tap, Range master oven with gas hob, electric ovens and extractor hood, integrated dish washer, breakfast bar, additional base units and full height fridge / freezer accessed via arch to orangery.

Lounge

16' 5" maximum into bay x 12' (5.00m maximum into bay x 3.66m)

Large spacious lounge with bay window to the front elevation and two radiators.

Orangery

19' 4" x 7' 2" (5.89m x 2.18m)

Light and airy orangery with lantern window patio doors leading to patio and garden.

Shower Room / Guest Cloakroom

Fitted with a suite comprising of low-level WC, wall mounted sink with mixer tap, walk-in shower.

Utility

Access via the garage with base units sink drainer and mixer tap space for wash and dryer.

Landing

Providing access to all first floor rooms and loft hatch giving access to loft space.

Master Bedroom

19' x 10' 1" (5.79m x 3.07m)

Large double bedroom with full height window with patio door giving access to balcony on the rear elevation, views to garden and golf course.

Bedroom Two

12' 9" x 12' 8" (3.89m x 3.86m)

Extended double with window to rear elevation, views to garden and golf course.

Bedroom Three

Irregular Shaped Room 15' 9" x 12' (4.80m x 3.66m)

Large double bedroom with window to front elevation and radiator.

Bedroom Four / Loft Conversion

23' 4" x 10' 10" (7.11m x 3.30m)

Large double bedroom with En-suite comprising a wash hand basin, bath with mixer taps and walk-in shower, low level W/C, built-in wardrobes access to loft storage window to side elevation and two radiators.

Family Bathroom

Fitted with a white three piece suite, comprising a wash hand basin and vanity, bath with mixer taps and walk-in shower, low level W/C, tiled floor to ceiling, with extractor fan, and heated towel radiator.

Front Of Property

Parking to the front and side of the property with garage.

Rear Of Property

Large mature gardens with water feature, pergola, several sitting areas, summer house and large full width patio, open views to golf course.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: D

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Tenure: Freehold



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