





## Property Description

A fabulous spacious executive style family home situated in quiet cul-de-sac location within close proximity to Warwick University, Coventry, Kenilworth, Balsall Common and local train station. Briefly comprising five bedrooms, three reception rooms plus conservatory, double garage, large garden on corner plot with. NO UPWARD CHAIN.

## Approach

Open canopy porch leads to impressive reception hallway.

## Reception Hallway

Staircase rising to galleried landing, security system, under stairs storage cupboard, door through to:

## Guest Cloakroom

Fitted with a suite comprising of low level WC and wash hand basin, obscure glazed window to the side.

## Study

9' 4" x 6' 8" ( 2.84m x 2.03m )

With window to the side.

## Breakfast Kitchen

15' 5" x 11' 4" max ( 4.70m x 3.45m max )

Fitted with an extensive range of base and wall mounted units with breakfast bar, built in appliances to include, Bosch fridge freezer, Neff double electric oven and grill, dishwasher, five ring electric hob with cooker hood above, deep pan drawers below, window to the rear and side with lovely views over garden, tiled floor.

## Utility

With washing machine and tumble dryer, sink and drainer unit with mixer tap, wall mounted units.

## Dining Room

12' 1" x 9' 8" ( 3.68m x 2.95m )

With ceramic tiled floor, patio doors to the rear overlooking and leading to garden.

## Lounge

23' into bay x 11' 4" ( 7.01m into bay x 3.45m )

Feature fire place, bay window to the front, patio doors to the rear leading to conservatory.

## Conservatory

Constructed of uPVC windows and doors leading to garden, tiled floor.

## First Floor Landing

Staircase rising from the hallway, window to the front, airing cupboard housing the hot water tank and providing shelving space, door through to:

## Master Bedroom Suite

17' 3" x 16' 1" max ( 5.26m x 4.90m max )

Two windows to the front, further window to the rear, loft hatch giving access to roof space, door through to: dressing room

### Dressing Room

9' 3" x 7' 6" ( 2.82m x 2.29m )

Fitted with a range of wardrobes providing hanging and shelving space, door leading through to:

### En-Suite

Fitted with a white contemporary four piece suite comprising of bath with mixer tap over, double walk-in shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, wall mounted cosmetics cabinet, window to the front

### Bedroom Two

12' 5" x 11' 1" ( 3.78m x 3.38m )

Window to the rear, a range of built in wardrobes providing hanging and shelving space, loft hatch giving access to roof space.

### Ensuite

Comprising of low level WC, wash hand basin, shower cubicle with mains shower fitted.

### Bedroom Three

11' 2" x 10' 6" ( 3.40m x 3.20m )

Window to the rear.

### Bedroom Four

11' 1" x 10' 6" ( 3.38m x 3.20m )

Window to the front.

### Bedroom Five

7' 9" x 6' 9" ( 2.36m x 2.06m )

Window to the rear.

### Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with mains shower over, obscure glazed window to the side.

### Double Garage

Double garage fitted with up and over doors.

### Outside

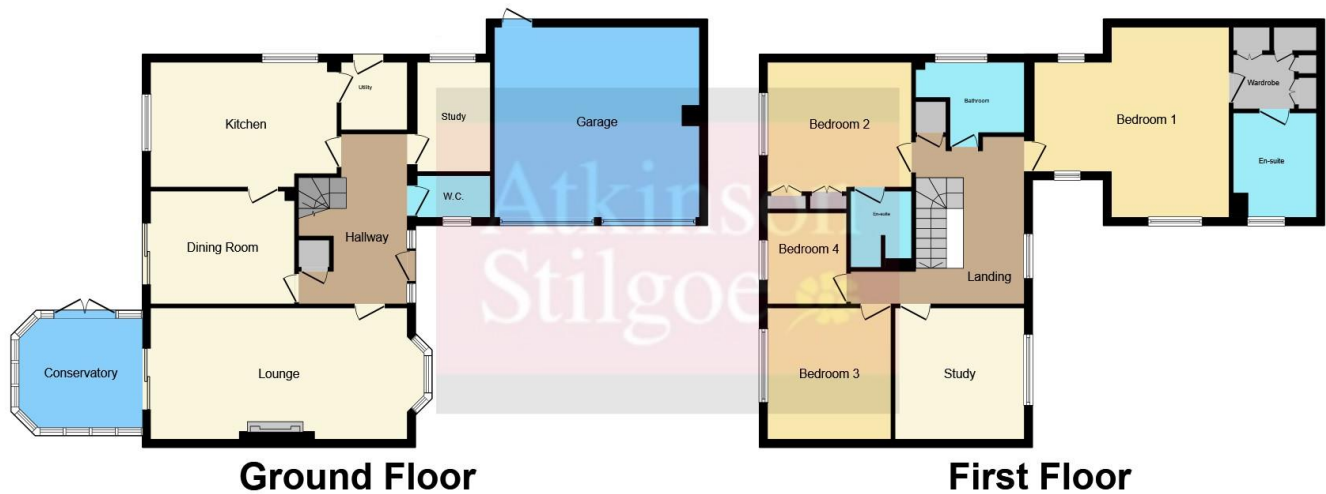
#### Front Of The Property

To the front of the property there is a blocked paved driveway providing off road parking and giving direct access to garage, gated side access through to garden.

#### Rear Garden

A fabulous larger than average garden with mature tree's shrubs and borders, patio area, further garden to the side mature enclosed with hedgerow, flower beds and lawn





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**EPC Rating: C**

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Tenure: Freehold



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