







## Property Description

An executive style detached property situated in sought after location with good access to Warwick University, Coventry, Kenilworth, local shops, schools and amenities. Briefly comprising of reception hallway, lounge, separate dining room, dining kitchen, study, utility, ground floor shower room, four double bedrooms, ensuite to master and family bathroom. In addition, there is a double garage good size driveway and mature landscaped rear garden.

## Approach

Front door leads through to:

## Reception Hallway

With staircase rising to the first-floor landing, door through to:

## Ground Floor Shower Room

Fitted with low level WC, shower cubicle, wash hand basin tiling to half wall height.

## Study

11' 10" x 7' 1" ( 3.61m x 2.16m )

Window to the front.

## Lounge

20' 3" x 11' 5" ( 6.17m x 3.48m )

French doors to the rear overlooking and leading to garden, underfloor heating, wall mounted TV aerial point and contemporary wall mounted feature fireplace.

## Dining Kitchen

25' 3" x 10' 1" ( 7.70m x 3.07m )

Fitted with an extensive range of base and wall mounted units with complementary Marble work tops, Belfast sink with mixer tap, rangemaster double oven and grill with matching cooker hood above, space for dining table, underfloor heating, ceiling downlighters, ceramic tiled floor, window to the front and rear and door through to utility

## Utility

8' 6" x 6' 4" ( 2.59m x 1.93m )

Built in units for storage, sink and drainer unit with mixer tap, wall mounted central heating boiler, ceramic tiled floor, window to the rear and door to the side leading to garden.

## First Floor Landing

Staircase rising for the hallway, loft hatch giving access to boarded roof space, door through to:

## Master Bedroom Suite

18' x 12' 9" Max ( 5.49m x 3.89m Max)

Built-in wardrobes providing hanging and shelving space.



## Ensuite

Having double shower cubicle, low level WC, wash hand basin, underfloor heating and window to the front.

## Bedroom Two

14' x 11' 10" ( 4.27m x 3.61m )

Built in storage providing hanging and shelving space and window to the front.

## Bedroom Three

14' 10" x 10' 4" ( 4.52m x 3.15m )

Window to the front and built in wardrobes.

## Bedroom Four

8' 10" x 8' 4" Max ( 2.69m x 2.54m Max )

With window to the rear overlooking garden.

## Bathroom

Fitted with a white contemporary suite comprising of bath with mixer shower over, wash hand basin with mixer tap fitted in to vanity unit, low level WC, wall mounted cosmetics cabinet.

## Integral Double Garage

Integral double garage

With two up and over doors, light and power, door to the rear leading to garden.

## Outside

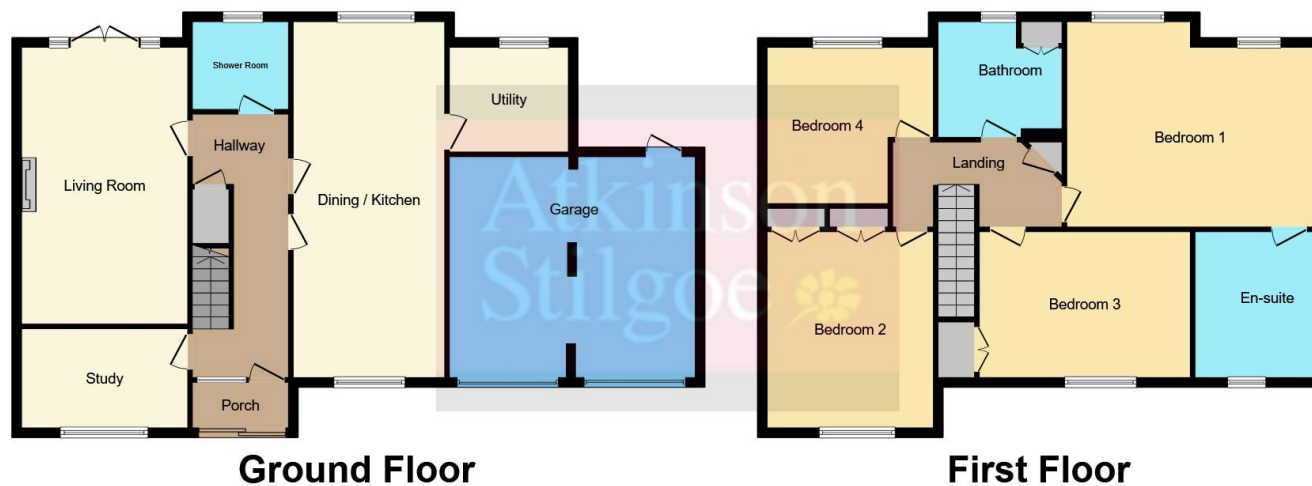
### Front Of Property

To the front of the property there is a Block Pavia driveway providing off road parking and giving direct access to garage, lawned fore-garden, gated side access leading to:

### Rear Garden

Enclose and laid mainly to lawn, patio area, decking, shrubs and borders.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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