Atkinson Stilgoe

Moreall Meadows
Coventry

Moreall Meadows
Coventry CV4 7HL

for sale
£695,000

Property Description

Nestled in the sought-after cul-de-sac location of Moreall Meadows, this stunning four-bedroom detached property offers an ideal family home with excellent access to Warwick University, South Coventry, Kenilworth, and major motorway links. This light and airy home enjoys a peaceful setting close to scenic countryside walks. The property briefly comprising, welcoming reception hallway, guest cloakroom, spacious lounge, separate dining room, well-equipped kitchen with appliances, utility room, study, four generous bedrooms, two with ensuites, family bathroom, private rear garden, double garage with electric doors, driveway and security system. This exceptional home offers both comfort and convenience in a prime location. No Chain

Approach

Canopy porch leads through to:

Entrance Hallway

Having storage cupboards and hardwood flooring.

Guest Cloakroom

Fitted with a white suite comprising of low-level WC, wash hand basin, window to the side.

Study
11' 1" x 6' 10" (3.38m x 2.08m)

Window to the front, hardwood flooring.

Lounge
22' 1" Into bay x 12' 7" (6.73m Into bay x 3.84m)

Bay window to the front, feature fireplace with gas fire fitted, French doors to the rear overlooking and leading to garden.

Dining Room
11' 5" x 10' 7" (3.48m x 3.23m)

Hardwood flooring, window to the rear.

Kitchen
13' 10" x 10' 11" (4.22m x 3.33m)

Fitted with a range of base and wall mounted units with complementary work services, sink and drainer unit with mixer tap, appliances to include two electric ovens with grill, four ring gas hob, integrated dishwasher, fridge freezer, windows to the rear and side and door through to:

Utility
7' 6" x 5' (2.29m x 1.52m)

Fitted with a range of base units with complementary work surfaces, sink and drainer unit with mixer tap, central heating boiler, door leading to garden.

Landing

Staircase rising from the hallway, loft hatch giving access to roof space, airing cupboard housing hot water tank.

Bedroom One
14' 9" x 14' 3" Into wardrobes (4.50m x 4.34m Into wardrobes)

Having fitted wardrobes providing hanging and shelving space, window to the front.

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin, bath, separate shower cubicle, extractor fan and shaver point, window to the front.

Bedroom Two

12' 4" Into wardrobes x 10' 6" (3.76m Into wardrobes x 3.20m)

Fitted wardrobes providing hanging and shelving space and window to the rear overlooking garden, door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin, shower cubicle, extractor fan, shaver point and window to the rear.

Bedroom Three

12' 9" x 9' 7" Max (3.89m x 2.92m Max)

built-in wardrobes providing hanging and shelving space and window to the front.

Bedroom Four

12' 7" x 7' 6" (3.84m x 2.29m)

Window to the rear.

Family Bathroom

Fitted with a white suite comprising of low-level WC, bath with mixer tap and electric shower over, wash hand basin, bidet, extractor fan and shaver point.

Outside

Front Of Property

To the front of the property there is a small gravel garden with a driveway to the side providing off road parking and giving direct access to the garage, gate through to rear garden.

Rear Of Property

Large, enclosed garden laid mainly to lawn with patio area.

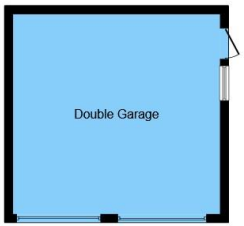
Detached Double Garage

17' 5" x 17' (5.31m x 5.18m)

Electric up and over door, light and power, external door leading to garden.

Ground Floor

First Floor



Garage

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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

Tenure: Freehold

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