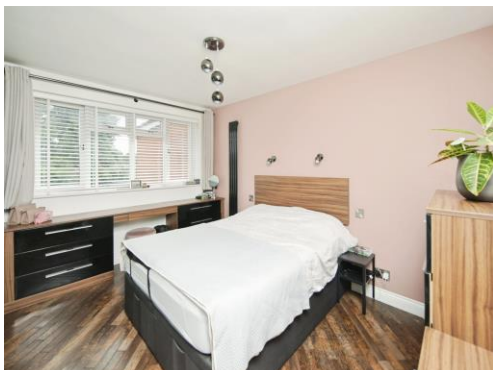






Property Description

A beautifully presented detached family property situated on Duggins Lane Berkswell with countryside views to the front and good access to Berkswell, Balsall Common, Coventry and Warwick University. Briefly comprising reception hallway, guest cloakroom, extended lounge/dining room, fabulous breakfast kitchen, master bedroom with walk-in wardrobe and en-suite, three further bedrooms and family bathroom. In addition, there is a garage, car port, driveway, landscaped gardens and Hikvision security cameras fitted outside.

Approach

Canopy porch leads to composite front door, in turn leading through to reception hallway.

Entrance Hallway

Having porcelain tiled floor, contemporary oak and glass staircase rising to the first floor landing, vertical radiator, cloaks cupboard with hanging rail, double doors leading to lounge, door leading into guest cloakroom.

Guest Cloakroom

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

Lounge / Dining Room

26' 1" Max x 18' 7" Max (7.95m Max x 5.66m Max)

Light and airy L shaped room. Lounge area having double doors leading in from reception hallway, patio doors to the rear overlooking and leading to garden, three feature vertical radiators. Dining area having feature atrium roof window to the rear, door to the side leading to garden, Karndean flooring, integral door leading through to garage.

Breakfast Kitchen

21' 1" x 12' 5" (6.43m x 3.78m)

Fitted with a range of white gloss fronted units, incorporating larder units, complementary granite work surface, deep pan drawers, large central island unit with breakfast bar and bamboo block work surfaces, black Astracast sink and drainer unit with mixer tap, a range of appliances to include induction hob, double electric oven and grill, feature pelmet lighting, integrated washing machine and dishwasher, integrated fridge/freezer, porcelain tiled floor, vertical radiator, ample space for sofa/dining table, window to the front with views over countryside, window to the rear overlooking garden, bi-fold doors to the side leading to garden.

First Floor Landing

Staircase rising from the hallway, views over open countryside to the front, loft hatch giving access to part boarded roof space.

Master Bedroom

13' 4" Max x 11' 11" Max (4.06m Max x 3.63m Max)

Built-in dressing table and drawer units, vertical radiator, window to the rear overlooking garden, Karndean flooring, door through to walk-in wardrobe.

Walk-In Wardrobe

8' 6" x 4' 8" (2.59m x 1.42m)

En-Suite

Fitted with a white contemporary suite comprising low level WC, wash hand basin with mixer tap, large walk-in shower cubicle with twin shower heads fitted, heated towel rail, obscure glazed window to the rear.

Bedroom Two

12' Max x 11' 11" (3.66m Max x 3.63m)

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden, vertical radiator, Karndean flooring.

Bedroom Three

10' 10" x 8' 11" (3.30m x 2.72m)

Window to the front, vertical radiator, Karndean flooring.

Bedroom Four

8' 8" x 7' 5" (2.64m x 2.26m)

Window to the front, vertical radiator, Karndean flooring.

Family Bathroom

Fitted with a white suite comprising Jacuzzi bath with mixer tap, shower, glass screen, low level WC, wash hand basin with mixer tap, wall mounted cosmetics cabinet, heated towel rail, full ceramic tiling, obscure glazed window.

Outside

Front Of Property

Block paved driveway providing off road parking and giving direct access to garage, lawned garden to the side.

Garage

Fitted with side hinged garage door, light and power, door to the rear leading to garden, integral door through to dining area.

Rear Garden

Enclosed and laid to lawn, large patio area suitable for entertaining, enclosed wooden fence, gate to the rear giving access to bridal path.





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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Tenure: Freehold



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