




**SUTTONS**  
ESTATE AGENTS  
**FOR SALE**  
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 **4**  
Bedrooms

 **2**  
Bathrooms



**\*\*NO ONWARDS CHAIN\*\*BUILT IN 2022\*\*SOUTH FACING GARDEN\*\*DETACHED\*\***Discover the epitome of family living with Suttons Estate Agents' latest gem, a charming four-bedroom detached home nestled in a coveted new development just off School Lane/Coventry Road. The property boasts convenient access to the M6, A444, CBS/Ricoh Arena, Bayton Road Industrial Estate, Prologis Park Industrial Estate, Bedworth Town Centre, along with primary and secondary schools close by.

Step inside to be greeted by an inviting entrance hallway, complete with understairs storage for keeping clutter at bay. The heart of the home lies in its modern fitted kitchen/diner, where culinary adventures await amidst sleek countertops and state-of-the-art appliances, including a built-in oven and gas hob. Adjacent, a convenient utility cupboard awaits, boasting ample space for appliances alongside the consumer unit and combi boiler, ensuring practicality meets style at every turn.

Entertaining guests is a breeze in the spacious lounge, where sunlight streams in through large windows, offering picturesque views of the south-facing rear garden. Imagine lazy Sunday afternoons spent basking in the sun or hosting barbecues with loved ones in this private oasis.

Venture upstairs to discover a haven of tranquility in the form of four well-appointed bedrooms, each offering a peaceful retreat after a long day. One of the bedrooms even boasts built-in storage, providing ample space for keeping belongings organized and out of sight.

Completing the upper level is a part-tiled family bathroom, where relaxation awaits in the form of a rejuvenating shower over the bath, perfect for unwinding after a busy day.

Outside, the property continues to impress with its low-maintenance front garden, offering plenty of off-road parking located conveniently to the side of the house. Meanwhile, the rear garden beckons with its lush lawn and sun-kissed ambiance, beckoning residents to embrace outdoor living year-round.

Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency no matter the season. Plus, with convenient access to the M6, A444, and an array of local amenities, including schools, shops, and recreational facilities, everything you need is right at your doorstep.

Don't miss out on the opportunity to call this exceptional property home. With no onward chain, the time to act is now. Contact us today to arrange an internal inspection and start living the lifestyle you deserve.

Good to know:

Built in 2022 by the company called 'Keepmoat Homes'

Internal area - 97 Square Meters / 1044 Square Foot.

EPC Rating - B

Council Tax Band - D = £2,290 pa.

Loft - Accessed via the landing, no ladder, part boarded around the hatch.

No onwards chain.

Rear Garden - South Facing.

If the property was rented we expect it to achieve £1,400pcm.

Measurements in foot:

Kitchen/diner - oven, gas hob, 11.25 x 12.05

Utility room 4.82 x 4.98

Ground floor w/c 4.89 x 5.91

Lounge - 10.62 x 17.84

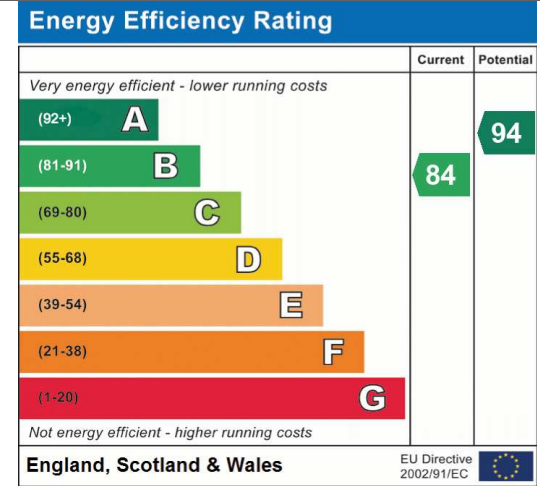
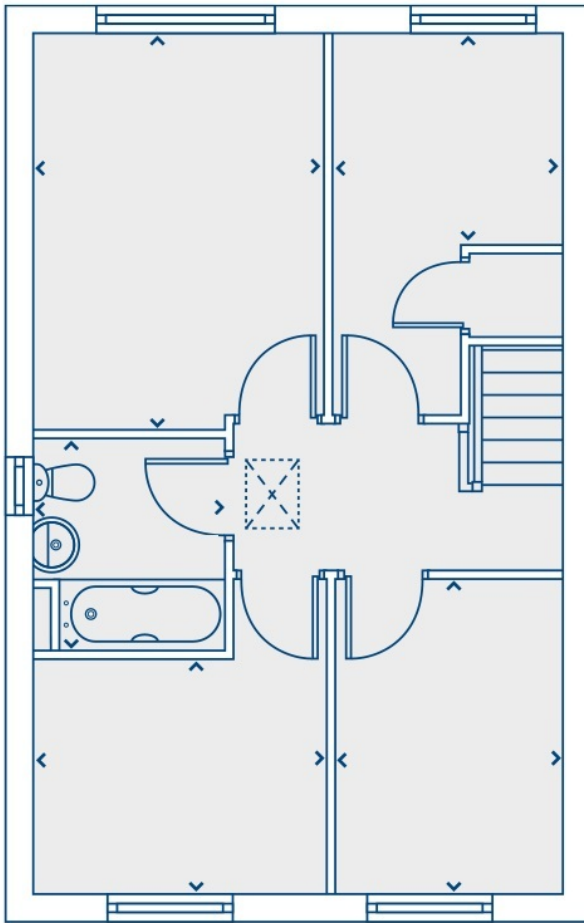
Bed 1 front - 9.79 x 13.37

Bed 2 front 12.83 x 7.75

Bed 3 rear - 7.88 x 9.91

Bed 4 rear - 7.69 x 10.62

Bathroom - shower over bath, part tiled. 6.28 x 7.13



Address: Exhall, CV7

