



## 2 The Arboretum, Gibbet Hill, Coventry, CV4 7HX

£2,100 PCM

- Adjacent to Warwick University
- Four Bedrooms/Three Bathrooms
- Double Garage and Block Paved Driveway
- Stunning Breakfast Kitchen
- Available 12th July 2024 Unfurnished
- Executive Modern Detached House
- EPC Rating C - 70
- Three Generous Reception Rooms
- Attractive Mature Rear Gardens
- Coventry City Council Tax Band G

## 2 The Arboretum, Coventry CV4 7HX

A rare opportunity to rent this Executive Detached House located on this stunning development on the fringe of Warwick University and occupies an enviable position as you enter The Arboretum. You access across a block paved driveway to the canopied porch and the entrance door leads into the generous entrance hallway. All doors radiate off with a cloakroom, lounge with French doors onto the rear garden and a feature fireplace. There is a study, dining room and large fitted breakfast kitchen with a utility and integrated appliances. On the first floor are four well proportioned bedrooms, two with en suites and a family bathroom. Outside are attractive gardens, block paved driveway and integral double garage. Available 12th July 2024 on an unfurnished basis.



Council Tax Band: G



## RECESSED PORCH

With coach light, panelled entrance door and double glazed sidelight window.

## STUDY

8'7" x 8'10"

With a deep bow window, radiator and built in bookcase

## RECEPTION HALLWAY

With a dog leg staircase rising to the first floor landing, radiator, understairs storage cupboard and all doors off to:

## CLOAKROOM

Fitted with a suite that comprises a close coupled wc and a wash hand basin. Tiling to splashbacks, frosted double glazed window and a radiator.

## LOUNGE

17'0" x 12'3"

With French doors onto the rear garden and patio flanked with full height windows, radiator and a focal point provided by a marble fireplace with an Adams style surround and matching hearth.

## DINING ROOM

11'0" x 10'4"

With a leaded double glazed window and a radiator.

## BREAKFAST KITCHEN

15'6" x 10'8"

Comprehensively fitted with a range of light oak fronted wall and base units. The base units have a wood trimmed worksurface over with an inset single drainer sink unit set beneath the leaded double glazed window to the side and having a mixer tap over. There is a built in electric oven, matching gas hob set beneath and extractor canopy and an integrated dishwasher. The wall units have end display and further display cabinets. Radiator, French doors onto the rear garden and a door into the utility.

## UTILITY ROOM

10'8" x 5'5"

With a communicating door into the double garage. Matching wall and base units with counter tops. Automatic washing machine and a double glazed door onto the side.

## LANDING

With access to loft void, airing cupboard and doors off to

## BEDROOM ONE

17'0" x 9'11"

With a range of built in wardrobes, leaded double glazed window and a radiator

## EN SUITE BATHROOM

Fitted with a white suite that comprises a panelled bath, separate shower cubicle, close coupled wc and bidet and a wash hand basin. Tiling to splashbacks, radiator and towel rail, downlighters and an obscure double glazed window.

## BEDROOM TWO

12'2" x 13'9"

With a leaded double glazed bay window, radiator and built in wardrobes. A door leads into the en suite.

## EN SUITE SHOWER ROOM

Fitted with a suite that comprises a shower cubicle, close coupled wc and a wash hand basin. Complimentary tiling to the splashbacks, radiator and a frosted double glazed window.

## BEDROOM THREE

11'11" x 8'5"

With built in double wardrobes, leaded double glazed window and a radiator.

## BEDROOM FOUR

11'2" x 8'5"

With a built in wardrobe, leaded double glazed window and a radiator.

## BATHROOM

11'10" x 8'11"

Fitted with a five piece suite that comprises a panelled bath, vanity unit, separate shower cubicle, close coupled wc and bidet. Tiling to splashbacks, central heating radiator and a frosted double glazed window.

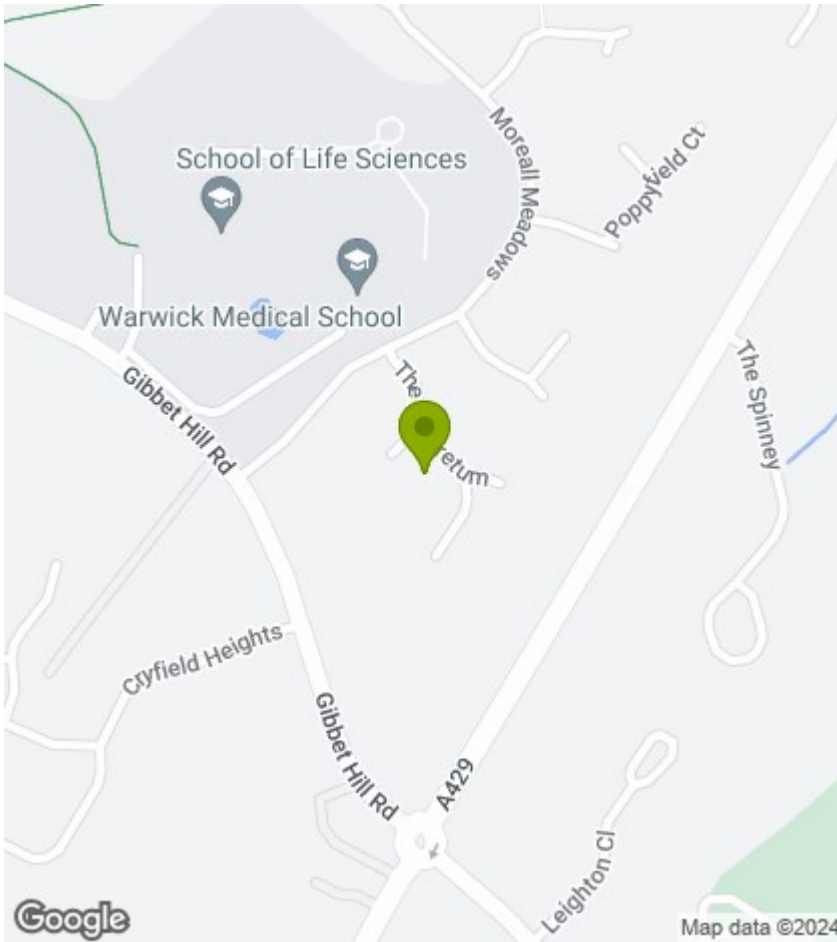
## OUTSIDE

The landscaped rear garden enjoys a block paved terrace that leads to the formal lawn with mature and well stocked borders. Panelled fencing to boundaries, cold water tap and power point. There is a side pedestrian footpath.

## DOUBLE GARAGE

18'4" x 18'1"

With twin up and over doors. Central heating boiler, power and lighting and a communicating door into the utility room.



## Viewings

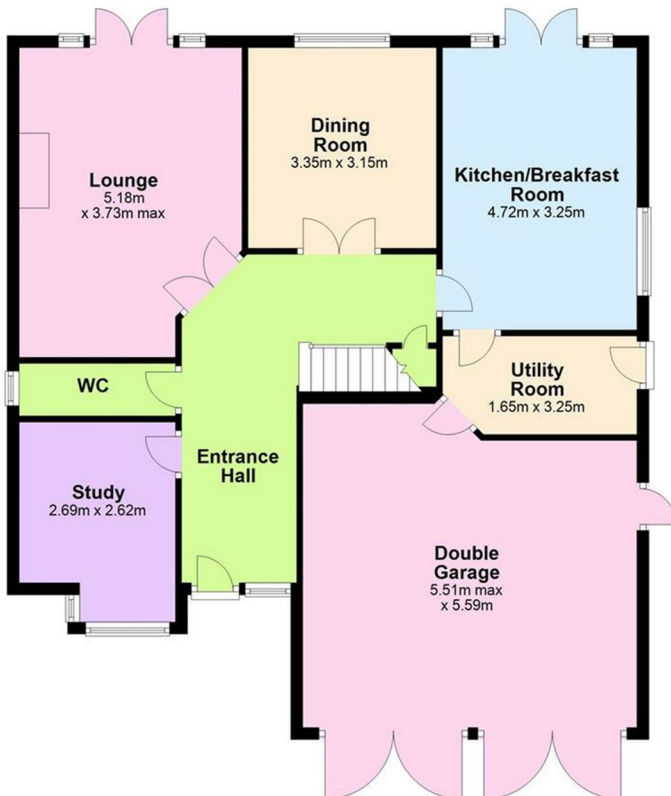
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 106.7 sq. metres



**First Floor**  
Approx. 88.9 sq. metres

