



The Arboretum, Gibbet Hill, Coventry. CV4 7HX

Asking Price £895,000

- A Stunning Executive Detached House Of Over 2,800sqft
- Quality Fitted Kitchen With Utility And Boot Room
- Five Well Proportioned Bedrooms
- Block Paved Driveway And Single Garage
- Offered With No Onward Chain
- Three Generous Reception Rooms
- EPC Rating C
- Villeroy And Boch Bathroom And En Suite Fittings
- Corner Position With Large Paved Patio
- Coventry City Council Tax Band G

The Arboretum, Gibbet Hill, Coventry. CV4 7HX

Located on the southern outskirts of Coventry, Gibbet Hill is an area of predominantly executive detached houses and bungalows. Adjacent to Warwick University and in particular their advanced research facilities this housing development is renowned for attracting academics from across the world with ease of access not only to Warwick University, but also Warwick Business Park.

Offered with no onward chain this executive detached house occupies an enviable position within this quiet backwater on Gibbet Hill, Coventry. Having been extended and modernised by the current owner the property provides generous accommodation arranged over two floors. Benefitting double glazing and gas central heating the accommodation comprises a recessed porch, central hallway with cloakroom and doors off to the three reception rooms and refitted and extended fitted kitchen with an island and rangemaster stove and a large utility and boot room. On the first floor are five well proportioned bedrooms, a refitted en-suite bathroom and further family bathroom both with Villeroy & Boch fittings. Outside is a block driveway providing hardstanding that leads to a single side garage with remote up and over door. The rear garden has a large terrace/patio that leads directly off the house and a large formal lawn which is enclosed by panelled fencing.



5



2



3



C

Council Tax Band: G



Approach

The property is approached across a block paved driveway that provides hardstanding for a number of vehicles and leads to the open porch and composite door entrance.

Hallway

The hallway is entered through a composite door. Having a staircase rising to the first floor with barley twist spindles, radiator and doors off to:

Cloakroom

With a concealed cistern wc. Vanity wall hung wash hand basin. Porcelain tiled floor and splashbacks. Chrome heated towel rail and a frosted window to the fore.

Study

14'3" x 8'1"

With beech effect furniture that includes a desk, filing cabinets and eye level storage. Understairs storage and a window to the fore with radiator beneath.

Through Lounge

22'10" x 13'4"

With a window to the fore, bay window to the side and French doors onto the rear garden and patio. Twin radiators and a recessed living flame gas fire.

Snug

14'9" x 11'11"

With windows to the rear and a radiator.

Fitted Kitchen

20'0" max x 15'6"

The kitchen is comprehensively fitted with a range of high gloss white units with brushed steel furniture. The base units have a dark granite counters and matching upstands. There is a double bowl sink unit with the windows to the fore over. Built in range oven with five burners, hot plate and twin oven. Space for an American fridge freezer. Central to the kitchen is the island with seating area, pan drawers and granite counter. Built in dishwasher and further eye level oven. Tiled floor with underfloor heating and doors leading into the utility room and the boot room.

Utility Room

8'0" x 21'5"

Having high gloss white units to wall and base. Franke stainless steel sink unit set beneath the window to the rear. Tiled floor and splashbacks, radiator and plumbing for twin automatic washing machines and space for twin tumble dryers.

Boot Room

9'11" x 10'4"

With continuation of the tiled floor. Built in sliding cabinets and floor to ceiling storage. Radiator, window and door to the rear and

Landing

With access to loft void and all doors off to;

Principal Bedroom

19'3" x 10'5"

With a window to the rear with a radiator beneath. Twin double wardrobes, bedside cabinets and chest of drawers with mirror. Door leading into the en suite shower room.

En Suite Shower Room

With a shower cubicle housing a thermostatic rainfall shower. Bconcealed cistern wc and a wall hung vanity wash hand basin. Porcelain tiled floor and walls. Chrome heated towel rail and a frosted window to the fore. Medicine cabinet and cupboard.

Bedroom

10'7" x 13'4"

Window to the fore with a radiator beneath and a bank of mirrored and frosted wardrobes with hanging and shelving.

Bedroom

11'10" x 13'4"

Window to the rear with a radiator beneath and mirrored and frosted sliding wardrobes with hanging and shelving. further double built in wardrobe.

Bedroom

11'10" x 7'5"

Window to the rear with a radiator beneath and double built in wardrobe.

Bedroom

9'10" x 8'3"

Window to the fore with a radiator beneath.

Family Bathroom

Fully tiled with porcelain tiles to floor and walls. There is a panelled bath with mixer shower and screen, concealed cistern wc and a wall hung vanity unit with a medicine cabinet above. Further storage cupboard and a chrome heated towel rail. Frosted window to the fore.

Garage

16'3" x 9'10"

With remote up and over door. Power and lighting laid on and housing the pressurised cylinder and combination boiler.

Rear Garden

With a large travertine paved patio that stretches across the rear of the house and flows into the formal lawn. The garden is enclosed with panelled fencing and has laurel hedging and walls to two of the boundaries. Coachlighting, large timber shed, outside tap and power point.

Services

All mains services are connected.

Broadband:

Basic: 5Mbps

Superfast: 56Mbps

Ultrafast: 1,000Mbps

Tenure

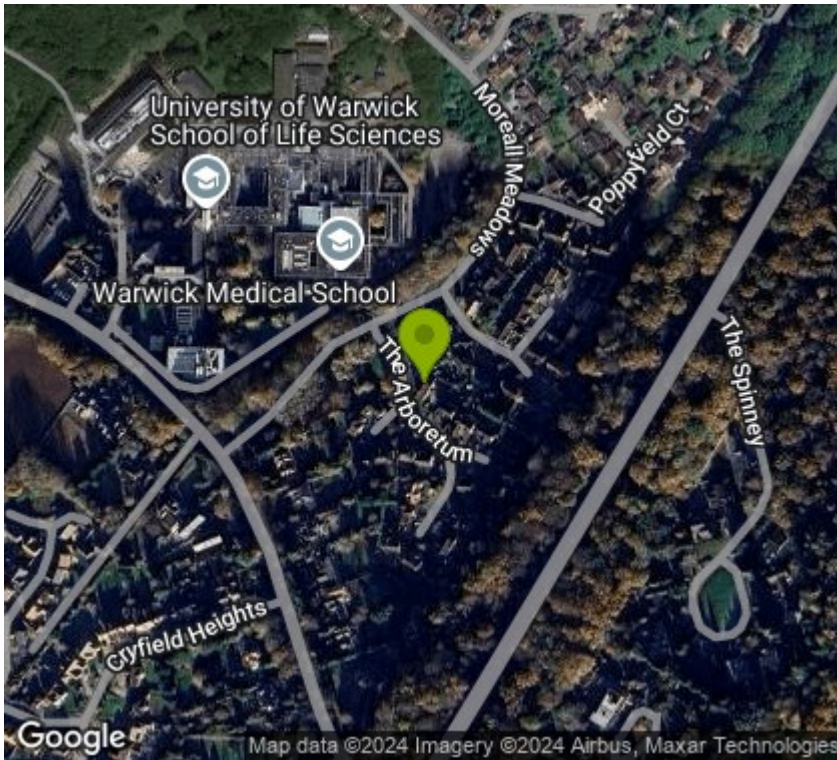
The property is Freehold. Title Number: WM642479

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







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) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

