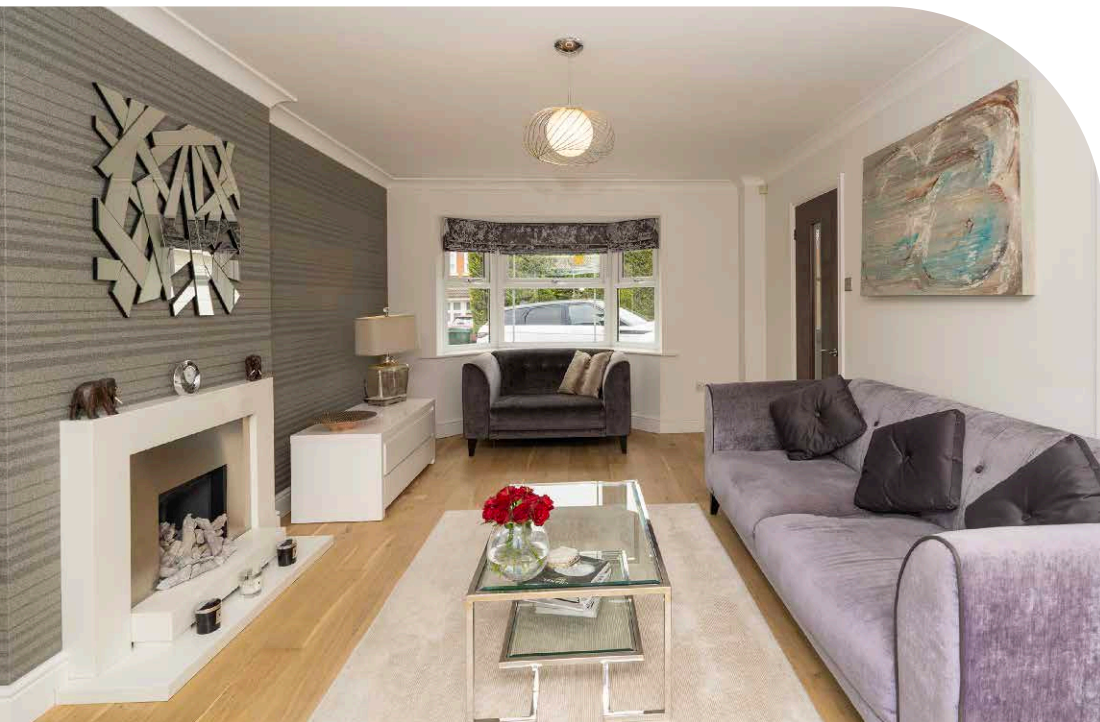




10 HARDWYN CLOSE

MORRISONS ESTATE, CV3 2XL

- 4 Bedroom Detached Family Home
- Showpiece Kitchen/Diner
- Driveway & Double Garage



THE PROPERTY

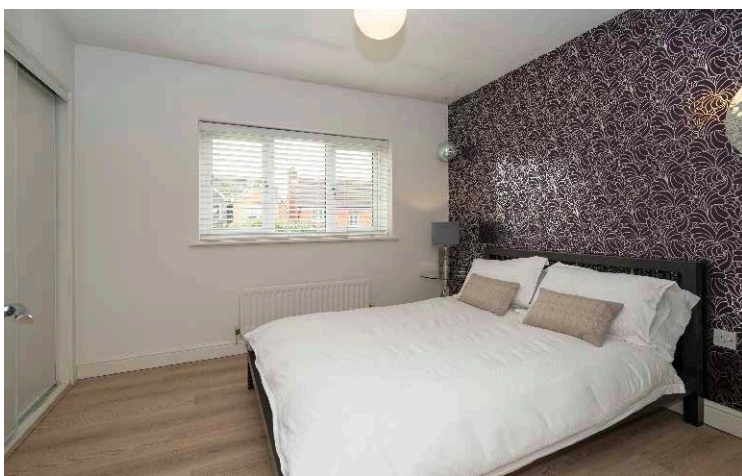
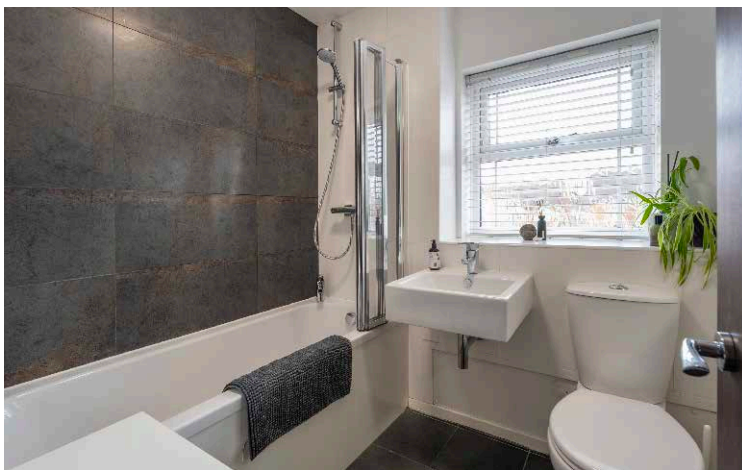
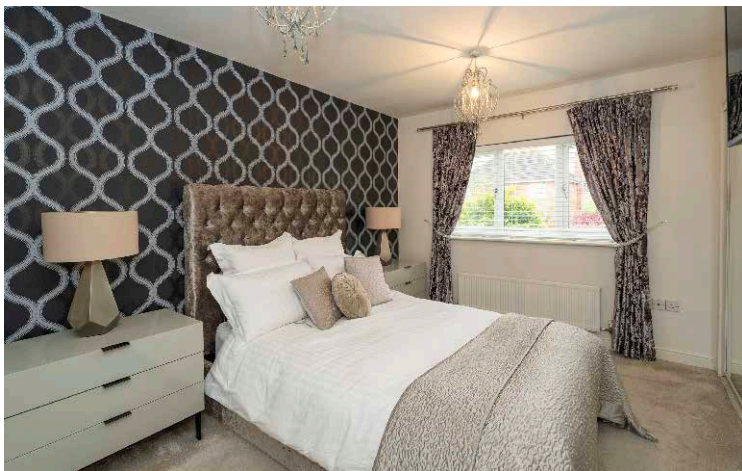
An impressive and most spacious family home offered for sale on this generous sized plot. The house comes to market for the first time since new and has been much improved by the current owners. No expense has been spared and the property now offers fine living on every level.

The sizeable family accommodation briefly offers; welcoming Entrance Hall with Cloakroom/WC, Spacious Lounge with a feature fireplace and patio doors leading out to the rear garden, double doors leading to the exquisite Kitchen/Diner with a range of stylish units and various integrated appliances as well as electric underfloor heating. A further reception room that could be used as a home office or family room leads to the splendid double garage (with double doors, power and lighting).

To the first floor there are four lovely bedrooms, the Master having a spacious Ensuite and an impressive Family Bathroom. Three of the four bedrooms have spacious built-in wardrobe spaces.

Externally there is direct vehicular access to a double width driveway leading to the spacious double garage measuring just over 29 square metres. The rear, south west facing garden provides a terrific outdoor space for family relaxation with lawn, shrubs and mature vegetation. There is a generous paved patio area which provides an excellent entertaining space in those warmer summer months.





THE LOCATION

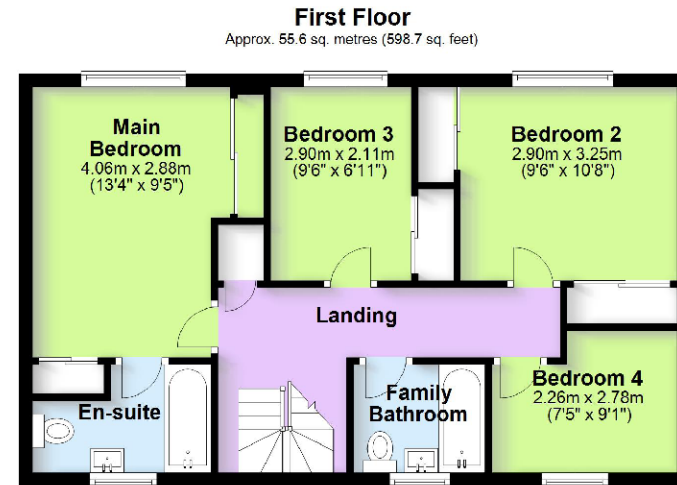
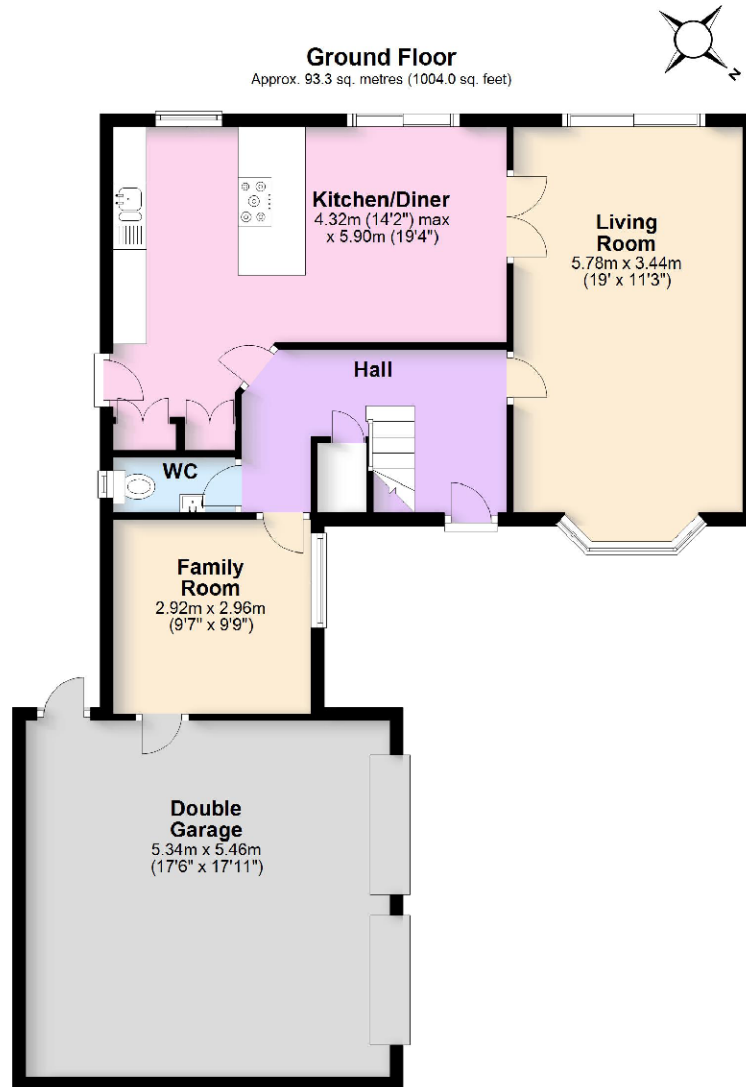
This lovely property is located within walking distance of the Warwickshire Shopping Park with Marks and Spencer, Outfit and many leading retailers, Morrisons Superstore, B&Q Warehouse and Lidl Supermarket.

The A46 Coventry Eastern Bypass is accessible by car within only a few minutes drive which leads to the M6 and the area's network of commuter Trunk Roads. The superb nature reserve and country hotel at Coombe Abbey are located nearby as are numerous Golf courses and leisure facilities.

University Hospital is less than 2 miles away.

Good local schools include Caludon Castle and Clifford Bridge Primary.

THE FLOORPLAN



Total area: approx. 148.9 sq. metres (1602.7 sq. feet)



01926 298298
elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents
99 Warwick Road, CV8 1HP

