



Ellis Park Drive, Coventry, CV3 2UG
Guide Price £535,000

DBK
ESTATE AGENTS



A stunning detached family home with generous living space offering an impressive living experience with its spacious layout and contemporary design.

The ground floor boasts three inviting reception rooms providing ample space for formal entertaining and casual family gatherings.

The heart of the home is the modern and well-equipped kitchen designed to cater to the needs of a busy household. Adjacent to the kitchen, a convenient utility room adds to the functionality of the space keeping household chores organised and out of sight.

With five well-appointed bedrooms, there is no shortage of accommodation in this house. The master bedroom comes complete with an ensuite bathroom, ensuring a private and luxurious retreat. The additional bedrooms are equally spacious offering flexibility for creating personalised living spaces for each family member.

The property also features two chic bathrooms providing convenience and comfort for the entire family. In addition, there is an extra cloakroom which proves a thoughtful addition that enhances the overall functionality of the home.

One of the standout features of this residence is the large rear garden offering ample space for outdoor recreation and relaxation. The side gated access adds to the convenience and for car enthusiasts and those requiring additional storage space there is a double garage ensuring that parking and storage needs are met with ease.

Key Features

- **Detached Family Home**
 - **Circa 1,616 Sq.ft**
- **Five Bedrooms (Master with Ensuite)**
 - **Three Reception Rooms**
 - **Modern Kitchen with Utility Room**
 - **Two Chic Bathrooms + Additional Cloakroom**
- **Large Rear Garden with Side Gated Access**
 - **Driveway for Off Street Parking**
 - **Double Garage**
 - **Coventry Station 3.4 miles**

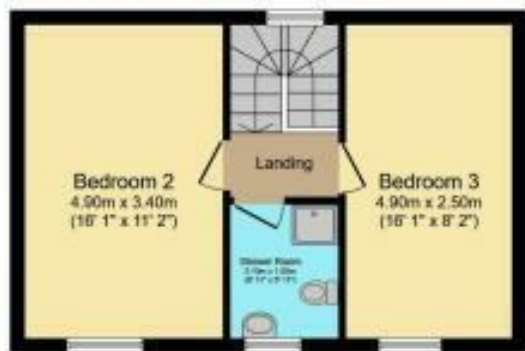




Ground Floor



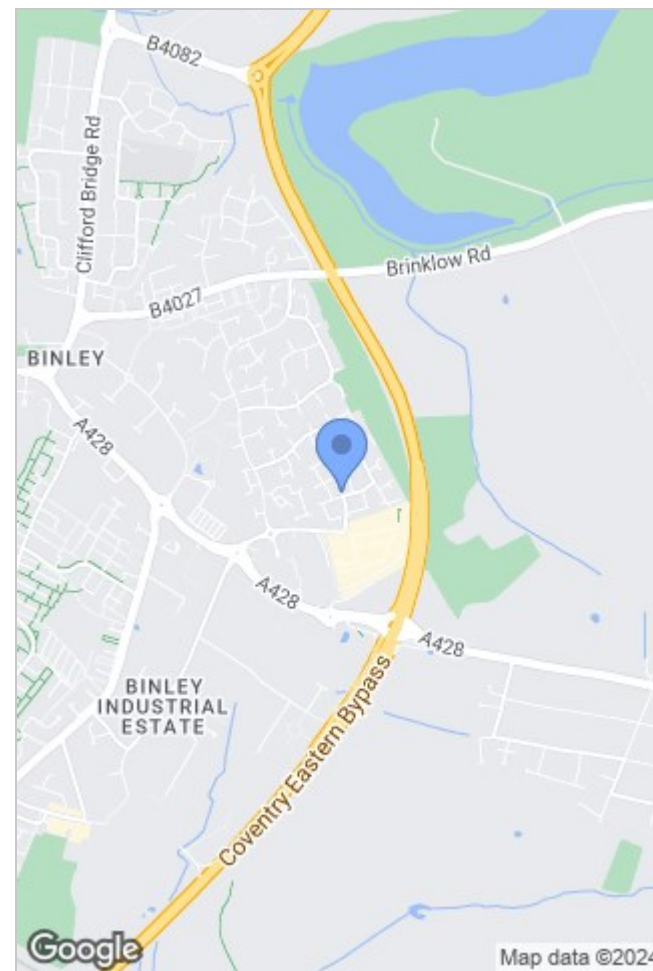
First Floor



Second Floor

Total floor area 150.2 sq.m. (1,616 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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