



HR ESTATE AGENTS

4 Bedrooms

Bungalow - Detached

£590,000

Located in

Binley Woods





25 Ferndale Road

Binley Woods | CV3 2BG



Check Out The Video Tour Emma Sheridan is excited to offer for sale this absolutely stunning four-bedroom home in the popular village of Binley Woods. This unique property has been fully renovated and extended by the current owners to create something truly special. With over 1,600 square feet of light, bright, and modern living space, this is a home that combines style, space, and practicality in equal measure.

From the outset, this property stands out with its immaculate curb appeal. A smartly presented frontage, complete with private off-road parking and a dedicated electric vehicle charging point creates an inviting first impression that continues throughout the interior.

Step inside and you're immediately welcomed into a bright, spacious entrance hallway, where natural light pours in and sleek finishes create a modern yet homely ambience. The ground floor offers a flexible layout, currently comprising two double bedrooms, one of which is styled as an elegant dining room. Whether used as guest accommodation, a home office, or a dedicated entertaining space, the versatility of this layout is a great feature.

A high-spec shower room on this level is finished in contemporary tones and quality fittings, offering convenience for guests or multigenerational living. A discreet yet practical utility room provides space for laundry and additional storage—ideal for maintaining a clean and organised home.

The heart of this property, however, is without a doubt the incredible open-plan kitchen, dining, and living area—a space designed for both everyday comfort and impressive entertaining. Bifold doors span the rear elevation, seamlessly opening the living area onto the private rear garden, and allowing natural light to flood the entire space throughout the day. A stylish log burner sits at the centre, offering warmth and atmosphere during cooler months, while underfloor

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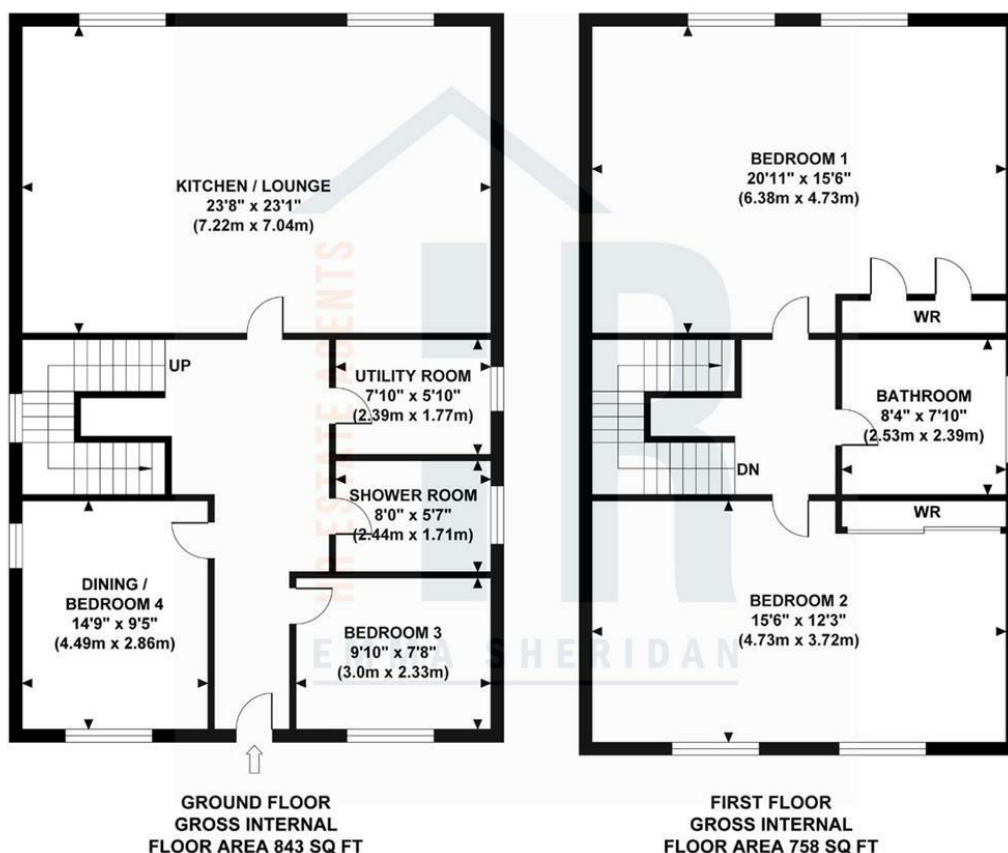
£590,000 Freehold



- Check Out The Video Tour
- A Beautifully Presented Dormer Bungalow with Four Spacious Bedrooms & Two Bathrooms
- Stunning Open Plan Kitchen Living Area with Bifold Doors to Rear
- Off Road Parking & Electric Charging Point
- Fully Renovated & Extended by Current Owners • Over 1600sqft
- Council Tax Band D & EPC Rating C
- Utility Room & Garden Storage

FERNDALE ROAD

Approximate Gross Internal Area 1601 sq ft / 148.73 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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

Number Three Siskin Drive
Coventry
CV3 4FJ


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