



13 Estover Close CV3 2WQ Brand New & Never Lived In Four Bedroom Detached Home. Offered Unfurnished & Available Now!







### **DETAILS**

The Linden is a stunning four-bedroom home, designed with modern family living in mind. At its heart is a showstopping open-plan kitchen, dining, and family room, complete with French doors that open directly onto the garden—perfect for entertaining or relaxing in the warmer months.

The kitchen is beautifully finished with Symphony soft-close units and high-spec integrated appliances, including a Bosch oven, microwave, fridge/freezer, and dishwasher. A stylish breakfast bar and central island with a five-burner gas hob, cooker hood, and additional workspace make this a true focal point of the home. Adjoining the kitchen is a practical utility room with its own access to the garden, ideal for busy family life.

Separate from the main living area, a spacious lounge also benefits from French doors leading out to the garden, offering a peaceful retreat to unwind in comfort and privacy.

Throughout the home, high-quality oak-effect internal doors and chrome sockets and switches in the kitchen and utility add a touch of contemporary elegance.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom features a private en-suite with a large shower enclosure and luxurious Mira rain shower. The remaining three bedrooms are served by a stylish family bathroom, complete with Ideal Standard white sanitaryware and Porcelanosa wall tiling for a sleek and modern finish.

Rugby Council - Tax Band TBC

### **VIEWINGS**

At short notice with DM & Co. Homes on 0121 775 0101 or by email lettings@dmandcohomes.co.uk













# **OUTSIDE**

Situated in the sought-after village of Binley Woods, Coventry, The Linden offers the perfect blend of countryside charm and modern convenience. This impressive fourbedroom home comes complete with a garage and private driveway providing space for two cars, making everyday living and entertaining both practical and effortless.

## **GENERAL INFORMATION**

Mobile Coverage In Your Area - EE, Vodafone, Three, O2

Broadband Coverage In Your Area - Openreach, Sky

Basic - 6 Mbps Superfast - 80 Mbps Ultrafast - 1800 Mbps

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

### **FEATURES**

- Brand New Never Lived In
- Kitchen With Integral White Goods
- Master Bedroom With En Suite
- Open Plan Kitchen/ Dining & Family Area
- Local Shops Nearby
- Garage & Private Driveway
- Holding Deposit Ł507.00
- Security Deposit Ł2538.46
- Offered Unfurnished
- Available Now

### **VIEWING**

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

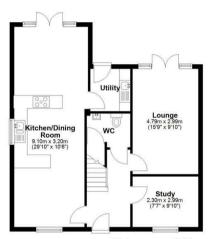


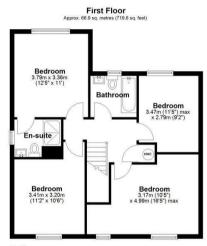
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### Ground Floor







Total area: approx. 151.9 sq. metres (1635.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measure-discaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, crientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, mission, or mis-statement.

Plan produced using Plantip.

