

**4 Bedroom House - Detached**  
**located on Coventry Road,**  
**Offers Over £475,000**

**UP Estates**





**\*\*LOCATED IN THE SQUARE OF WOLVEY VILLAGE\*\* BESPOKE CHALET STYLE DETACHED DORMER BUNGALOW - GATED DRIVEWAY WITH PARKING FOR 4+ VEHICLES - UPSTAIRS & DOWNTAIRS SHOWER ROOMS + GROUND FLOOR WC - FLEXIBLE LIVING ACCOMODATION THROUGHOUT\*\*\*** Fantastic opportunity - this surprisingly spacious four bedroom detached dormer bungalow is the perfect home for a large family, with approximately 1850 sqft, a large garden and plenty of parking you would struggle to run out of space. This amazing property briefly comprises of; Gated driveway for 4+ cars, entrance hallway, downstairs shower room, cozy living room, modern breakfast kitchen, utility room, downstairs WC, study, access to garage, reception room/bedroom, double bedroom, conservatory leading onto a beautiful large private garden all to the ground floor; on the first floor off of the landing we have a spacious double bedroom with eaves storage, a stunning bathroom with a freestanding bath and a further well proportioned room. **MUST BE VIEWED TO APPRECIATE THE FULL SIZE OF THE PROPERTY** - call us today to book in your viewing.

#### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

## Offers Over £475,000

- BESPOKE CHALET STYLE DETACHED
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- UPSTAIRS & DOWNTAIRS SHOWER ROOMS + GROUND FLOOR WC
- GATED DRIVEWAY WITH PARKING FOR 4+ VEHICLES
- FLEXIBLE LIVING ACCOMODATION THROUGHOUT
- BREAKFAST KITCHEN + UTILITY ROOM
- CIRCA 1850 sq ft in all
- CENTRAL VILLAGE LOCATION - IN WOLVEY SQUARE
- GOOD SPECIFICATION THROUGHOUT





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





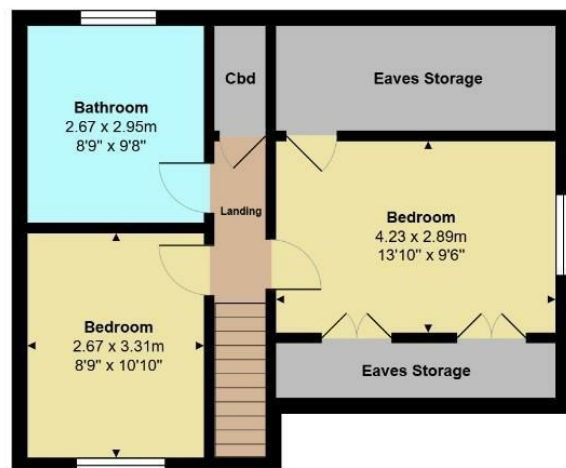






Coventry Road, Wolvey,





Total Area: 172.3 m<sup>2</sup> ... 1854 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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