



**Connells**

Avondale Road  
Brandon Coventry



## Property Description

A beautifully presented detached family home situated in the sought after village of Brandon which is situated between Wolston Village and Binley Woods. The property overlooks uninterrupted fields and is within close proximity to a range of amenities and transport links and a short walk with lovely countryside walks. The accommodation briefly comprises: ground floor through lounge, fitted breakfast kitchen, utility room, two bedrooms, shower room and a playroom. To the first floor there are two good sized bedrooms and a fitted bathroom. Externally there are front & rear garden, an outside summerhouse and driveway providing off road parking for several vehicles.

## Approach

Front door.

## Lounge

Double glazed window to the front elevation, two radiators, feature log burner, laminate flooring.

## Fitted Breakfast Kitchen

18' 4" x 9' 6" ( 5.59m x 2.90m )

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with extractor, , space for domestic appliance, tiled flooring, underfloor heating, double glazed window skylights and double glazed door to the rear elevation.

## Utility Room

10' max x 8' 2" max ( 3.05m max x 2.49m max )

Plumbing for washing machine, radiator, laminate flooring and double glazed window to the rear & side elevations and door to the rear elevation..

## Playroom

26' 10" x 11' 9" ( 8.18m x 3.58m )

Double glazed patio doors opening onto rear garden. (converted from garage)

## Bedroom Four

10' 9" x 8' 3" ( 3.28m x 2.51m )

Double glazed window to the front elevation, fitted wardrobes, radiator and laminate flooring.

## Bedroom Three

11' x 10' 10" ( 3.35m x 3.30m )

Double glazed window to the rear elevation, fitted wardrobes, radiator and laminate flooring.

## Ground Floor Shower Room

Tiled, comprising shower, wash hand basin, toilet, radiator and double glazed window to the side elevation.

## Bedroom Four

10' 9" x 8' 3" ( 3.28m x 2.51m )

Double glazed window to the front elevation, radiator and fitted wardrobe.

## First Floor Landing

Fitted wardrobe and doors to;

## Bedroom One

16' 5" x 12' 7" ( 5.00m x 3.84m )

Double glazed window to the front elevation, fitted wardrobes, radiator and laminate flooring.

## Bedroom Two

12' 11" x 11' ( 3.94m x 3.35m )

Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Fitted Bathroom

Tiled, comprising Jacuzzi bath with mixer shower, wash hand basin, toilet, radiator and double glazed skylight.

## Outside

### Front Of Property

Lawned with access to driveway providing off road parking for several vehicles.

### Rear Garden

Landscaped garden, with patio area, astro turf area, feature pond and further lawned area.

### Summer House

19' 1" x 17' 9" ( 5.82m x 5.41m )

Double glazed windows, byfolding doors and laminate flooring.

### Garage

11' 9" x 7' 5" ( 3.58m x 2.26m )





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). Powered by www.focalagent.com

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Tenure: Freehold



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