





Property Description

This detached family home is situated in a cul-de-sac location on the New Century Park development in Binley. The accommodation briefly comprises of a lounge with doors leading to an open plan kitchen with dining area, utility room and downstairs W.C. To the first floor there four bedrooms, (master bed with en-suite) and a family bathroom. Outside there is a rear garden and a garage.

Approach

Front door.

Entrance Hall

Stairs to first floor, doors to;

Lounge

16' 9" x 12' 4" (5.11m x 3.76m)

Double glazed window to the front elevation, radiator, television point and laminate flooring.

Fitted Kitchen/Diner

15' 3" max x 21' 4" (4.65m max x 6.50m)

Range of wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

Utility Room

5' 5" x 5' 3" (1.65m x 1.60m)

Plumbing for washing machine and double glazed door to the rear elevation. Door to:

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the side elevation.

First Floor Landing

Storage cupboard, loft hatch, radiator and doors to;

Master Bedroom

12' 3" x 12' 6" (3.73m x 3.81m)

Double glazed window to the front elevation, built-in wardrobes and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and extractor fan.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

Double glazed window to the front elevation, built-in wardrobes and radiator.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

Double glazed window to the rear elevation,
built-in wardrobe and radiator.

Bedroom Four

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to the rear elevation,
built-in wardrobe and radiator.

Family Bathroom

Tiled, comprising bath with shower over,
wash hand basin, toilet, heated towel rail and
double glazed window to the rear elevation.

Outside

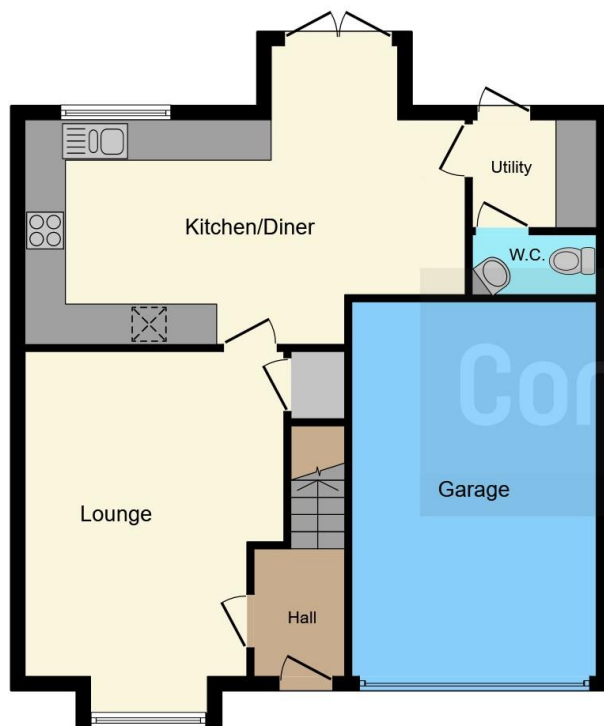
Rear Garden

Patio area beyond being laid to lawn.

Garage

Up & over door.





Ground Floor



First Floor

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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: B Council Tax
 Band: D

view this property online connells.co.uk/Property/COV322084



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV322084 - 0006