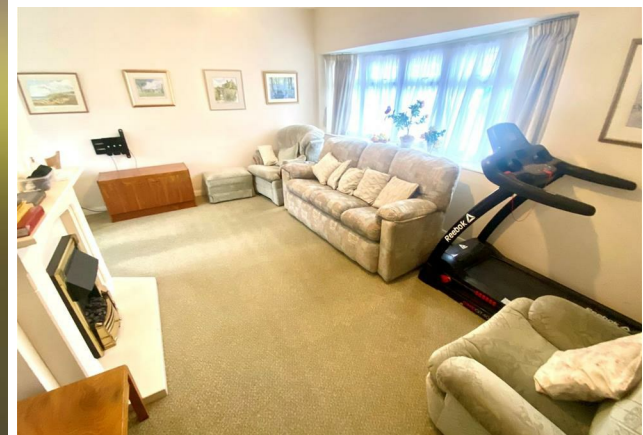


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De Montfort Way, Cannon Park, Coventry CV4 7DT
£365,000

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LETTINGS AND SALES

A substantial three bedroom detached dormer style bungalow which is located in the popular area of Cannon Park, close to the University of Warwick and Cannon Park shopping complex. In brief the property benefits from having a spacious lounge/diner with French door leading to the rear garden, a fitted kitchen with a range of wall & base units, integrated electric hob & oven and a cloak room with WC & hand wash. The ground floor also features two double bedrooms with the primary bedroom having built in wardrobes. To the first floor there is a generous double bedroom also with built in wardrobes, ensuite shower room and ample eves storage. The part tiled family bathroom comes with WC, hand wash and corner shower cubicle and there is warm air heating and double glazing throughout. Externally there are paved gardens to the rear and front with driveway leading to a car port & garage.

Cloakroom W/C

7'5" x 2'11" (2.26m x 0.88m)

Double glazed window to side with privacy glass, w/c and hand wash basin

Lounge/Diner

23'4" x 16'6" (7.10m x 5.03m)

Large double glazed bow window to front and rear windows with French doors leading to garden. Generously sized lounge/diner with feature fireplace.

Kitchen

9'11" x 12'10" (3.03m x 3.90m)

Double glazed window to rear, range of fitted wall and base units with integrated electric hob & oven with views to garden.

Bathroom

7'4" x 7'4" (2.24m x 2.24m)

Double glazed window to side, part tiled family bathroom with w/c, handwash basin and shower cubicle

Bedroom 1

24'1" x 11'2" (7.34m x 3.40m)

Double glazed window to rear, very large double bedroom with built in wardrobes

Bedroom 2

11'6" x 10'10" (3.50m x 3.30m)

Double glazed window to front, double room with stairs leading to first floor.

Bedroom 3

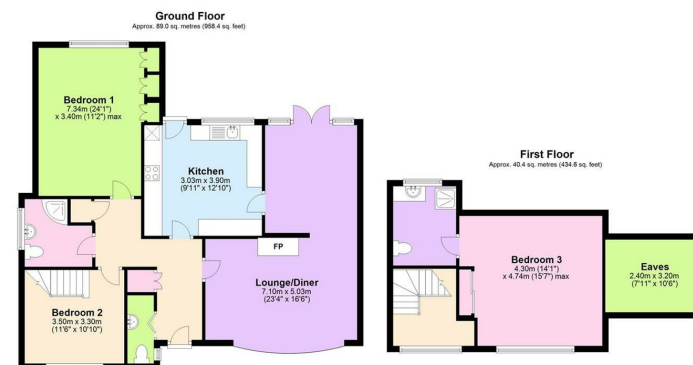
14'1" x 15'7" (4.30m x 4.74m)

Double glazed window to front, generously sized bedroom with built in wardrobe, and ample eves storage.

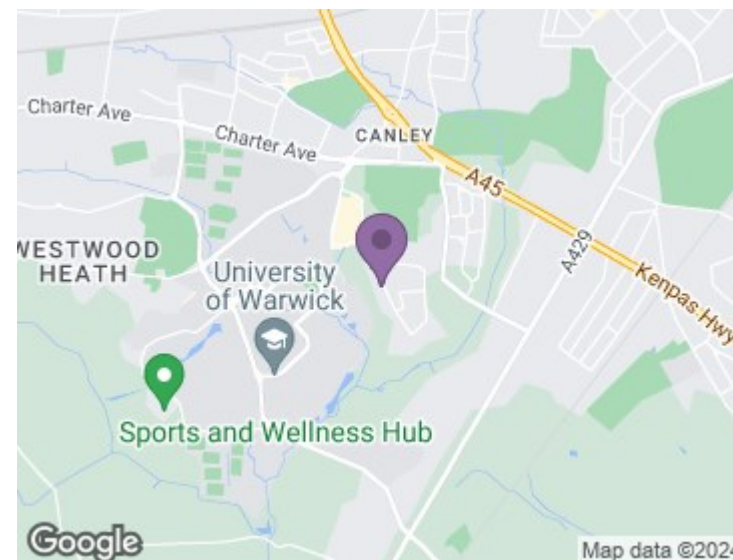
En-suite

8'8" x 6'10" (2.63m x 2.09m)

Double glazed window to rear, part tiles ensuite with w/c, hand wash basin and shower cubicle.

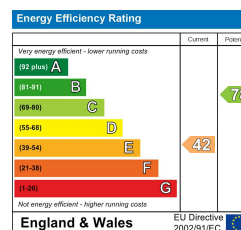


Total area: approx. 129.4 sq. metres (1393.0 sq. feet)
This plan is illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Please proceed using caution.



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