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Property Experts



Madeira Croft
Chapelfields CV5 8NY

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* WELL APPPOINTED 3 BEDROOM DETACHED HOUSE * PROMINENT CORNER POSITION * GAS CH & DOUBLE GLAZED * DIRECT ACCESS INTEGRAL GARAGE & ADDITIONAL CAR PARKING * VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of Chapelfields, this modern three-bedroom detached house offers an exceptional opportunity for families seeking a comfortable and stylish home. Situated on a prominent corner position within this small, select development, this property boasts well-planned accommodation that caters to the needs of contemporary living.

Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining which effortlessly leads to the dining room. The fitted kitchen incorporates a split level hob and oven with door leading to the utility room. The three generously sized bedrooms, two with built in wardrobes offer ample space for family members or guests, ensuring everyone has their own private retreat and bathroom with shower.

One of the standout features of this property is the direct access to the brick integral garage with additional car parking with brick paviour parking to the front garden. The outdoor area enhances the overall appeal of the home, providing a seamless transition between indoor and outdoor living being particularly private.

Given its modern design and thoughtful layout, this house is not only a place to live but a space to create lasting memories. We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are a first-time buyer or looking to relocate, this home in Madeira Croft is sure to meet your expectations and more.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

NO UPWARD CHAIN

CLOAKROOM

ATTRACTIVE
LOUNGE

4.10 x 3.50

DINING ROOM

3.40 x 3.00

FITTED KITCHEN

3.05 x 3.00

UTILITY ROOM

LANDING

BEDROOM ONE

3.68 x 2.57

BEDROOM TWO

3.63 x 3.42

BEDROOM THREE

2.70 x 2.32

BATHROOM

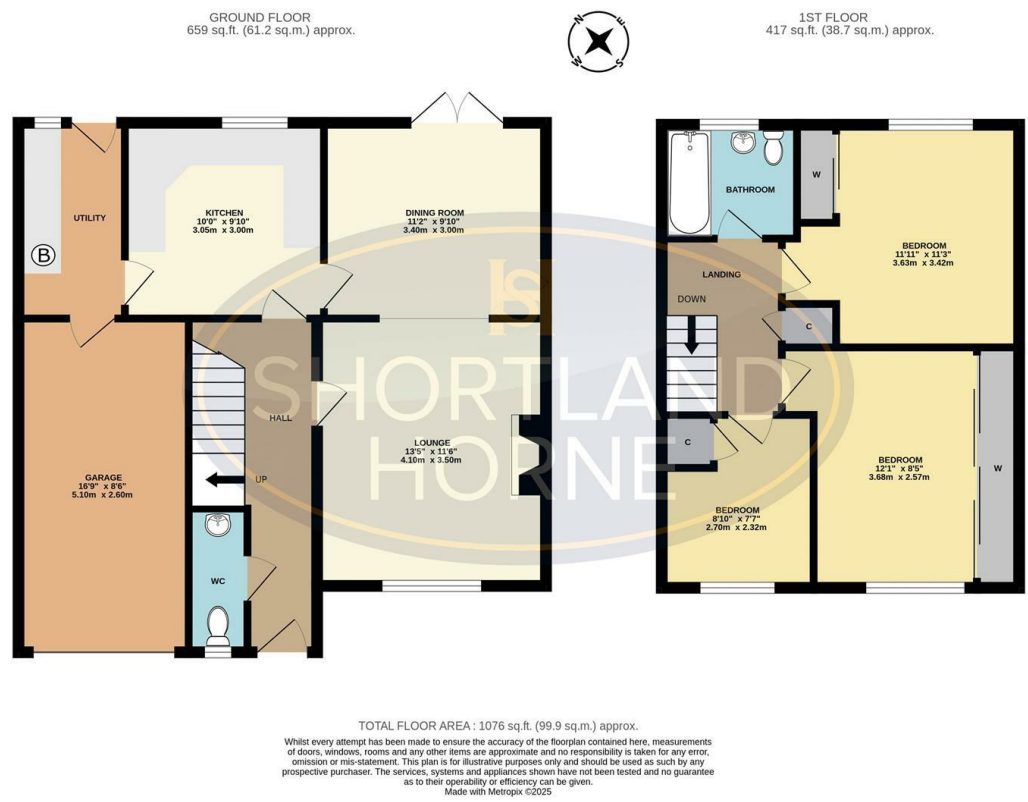
DIRECT ACCESS TO
INTEGRAL GARAGE

5.10 x 2.60

FRONT & ENCLOSED
REAR GARDEN

 shortland-horne.co.uk

Floor Plan



Total area: 1076.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

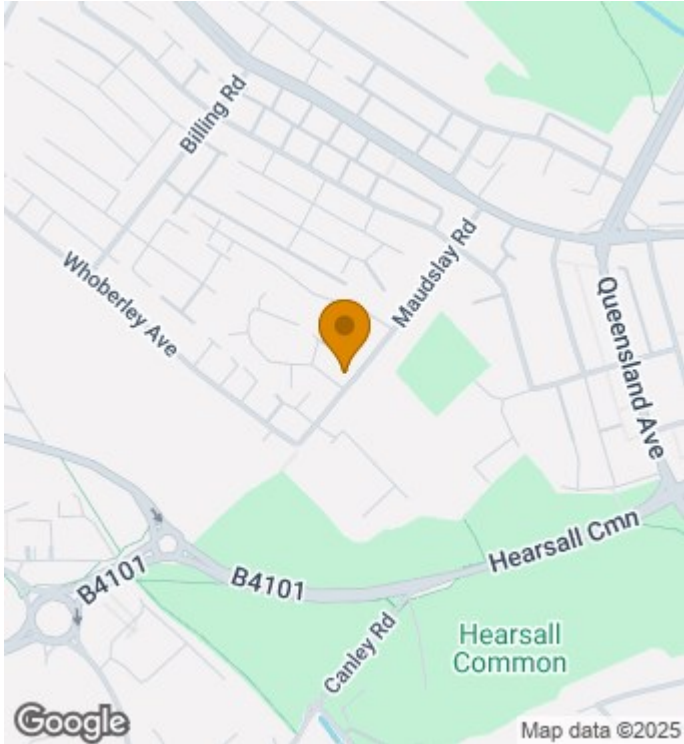
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

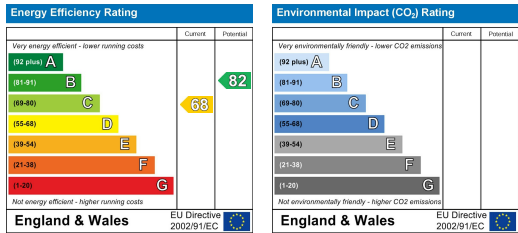
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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