William Bristow Road
Cheylesmore, Coventry, CV3 5LR

An extended modern detached property offering flexible accommodation with the potential to convert to three bedrooms if so required. The property is conveniently positioned for all of Cheylesmore's excellent amenities as well as being within easy reach of the City Centre or access to the A45 dual carriageway. The double glazed and centrally heated accommodation briefly comprises reception hall, cloakroom, extended open plan lounge/dining/living room, double glazed conservatory and extended and fitted breakfast kitchen with a range of built-in appliances. To the first floor there are two double bedrooms with wardrobes and a modern shower room whilst outside there is a block paved front driveway, larger than average mature rear garden and rear vehicular access to a brick garage.
Reception Hall
A feature composite door leads to a RECEPTION HALL with laminate flooring, central heating radiator, uPVC leaded light double glazed side window, telephone point, staircase leading off to the first floor and door to ground floor cloakroom.

Ground Floor Cloakroom
With suite comprising vanity wash hand basin, low level WC, tiled splashbacks, useful built in storage cupboards, central heating radiator and uPVC leaded light obscure double glazed window.

Open Plan Extended Lounge/Dining/Sitting Room
32'3" max x 14'8" max, 9'2" min (9.83m max x 4.47m max, 2.79m min)

Front Lounge Area
With uPVC leaded light double glazed bay window, feature marble fireplace with wood surround and electric fire, TV aerial and double panel radiator.

Dining Area
With central heating radiator, door to useful under stairs storage cupboard and door through to the kitchen.

Further Sitting Area
With central heating radiator and double glazed patio doors leading onto:

Double Glazed uPVC Conservatory
With power and light installed and double opening doors leading out onto the garden.

Extended and Fully Fitted Breakfast Kitchen
17'4" x 8'3" (5.28m x 2.51m)
Having a comprehensive range of fitted units comprising worktop surfaces extending to three sides, inset 1½ bowl single drainer sink unit with mixer tap, double and single door base cupboards with concealed space and plumbing for dishwasher, washing machine and separate dryer, separate drawer units, inset five ring gas hob with glass splashback and canopy extractor hood above, tall housing unit with built in double oven and top and bottom cupboards, tall larder cupboards with space for American style fridge freezer, matching wall cupboards with glass fronted display cabinets, concealed central heating radiator, tiled splash-backs, tiled flooring, two ceiling light points, wall mounted Vaillant gas fired condensing combi boiler and uPVC obscure double glazed door out onto the garden with matching uPVC leaded light double glazed side windows.

First Floor Landing
With uPVC leaded light double glazed side window, access to loft space with pull down loft ladder, double door built in linen cupboard and doors lead off to the following accommodation:

Master Bedroom (Front)
17'9" max x 9'9" max to face of wardrobes, 8'10" m (5.41m max x 2.97m max to face of wardrobes, 2.69m )
With two uPVC leaded light double glazed windows to the front elevation, central heating radiator, a comprehensive range of fitted bedroom furniture comprising three double door wardrobes, dressing table and useful drawers and telephone point.

Bedroom Two (Rear)
10' x 10' max, 9'4" min (3.05m x 3.05m max, 2.84m min)
With uPVC leaded light double glazed rear window, central heating radiator, laminate flooring and two double door built in wardrobes.

Fully Tiled First Floor Shower Room
With modern white suite comprising corner shower cubicle with opening screen, mixer shower, vanity wash hand basin, low level WC with useful storage cupboards, chrome heated towel rail, tiled floor, inset ceiling spotlighting and uPVC leaded light obscure double glazed windows to side and rear elevations.

Outside to the Front
There is a block paved driveway which provides off road parking for two vehicles, a pathway extends to the side of the property and through a wrought iron gate into the rear garden.

Larger Than Average Rear Garden
With paved patio area with lawn gardens on three levels, mature flower borders, feature laurel archway with pathway extending to the rear of the garden with wooden garden shed and pedestrian gate out onto a rear vehicular access.

Brick Built Garage
With up and over door and having power installed.
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