



The Larches

, Exhall, CV7 9NF

£1,695 PCM

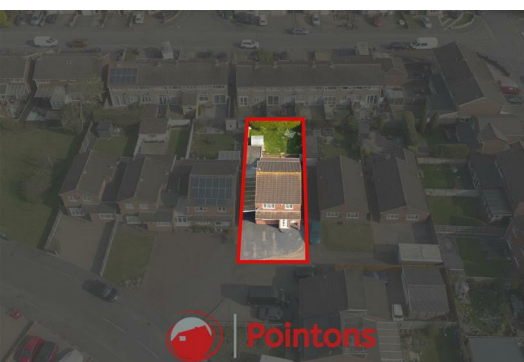


*** PETS WELCOMED *** AVAILABLE IMMEDIATELY***

Pointons are proud to bring to the market this four bedroom detached family home situated in the popular location of Exhall. Close to local amenities and network links

In brief the property comprises of; an entrance porch leading to the hallway, a ground floor fully tiled shower room, three reception rooms and an open plan kitchen/diner. To the first floor, you will find four bedrooms with three bedrooms benefiting of built-in wardrobes and fully tiled family bathroom fitted with a three-piece suite

Externally, the property offers a driveway for multiple vehicles and to the rear a fully enclosed patio and raised lawn with access to the garage. EPC - C / Council tax -D



Entrance Hall 13'7" x 9'2" (4.15m x 2.79m)

Entrance porch to PVC and glass panel door entering to hallway, radiator to side, stairs to 1st floor, doors to

Shower Room 6'4" x 4'4" (1.93m x 1.33m)

Full tiling to floor and walls, consists of a open shower with an electric power shower and glass screen, shelving, hand wash basin and close coupled WC, window to front radiator to side

Living Room 14'11" x 10'5" (4.54m x 3.17m)

Window and radiator to front, coving to ceiling, Internet and TV ports, folding doors to

Dining Room 10'2" x 8'7" (3.11m x 2.64m)

Window and radiator to sides, open plan to

Kitchen 8'10" x 9'9" (2.70m x 2.97m)

Fitted with matching base and eyelevel units with worktop, one and a half bowl composite sink with mixer tap and drainer, space for range cooker with fitted extractor, space for American style fridge freezer, window to rear, radiator to side, door to garden

Reception Room 11'6" x 10'11" (3.50m x 3.32m)

Radiator to rear window to side, TV and Internet port, coving to ceiling, door to Hallway, open plan to

Reception Room 8'10" x 9'10" (2.70m x 2.99m)

French doors to garden, radiator to side, coving to ceiling, two wall lights.

Bedroom 1 11'1" x 10'5" (3.39m x 3.18m)

Fitted with a six door wardrobe, window and radiator to rear, coving to ceiling, Artex on ceiling

Bedroom 2 8'2" x 10'5" (2.49m x 3.17m)

Fitted with a four-door wardrobe, window and radiator to front, coving and artex to ceiling.

Bedroom 3 10'6" x 9'2" (3.19m x 2.79m)

Window and radiator to front, coving to ceiling, loft hatch

Bedroom 4 11'1" x 9'1" (3.39m x 2.78m)

Window and radiator to rear, integrated wardrobe, coving and artex to ceiling

Bathroom 6'0" x 6'6" (1.84m x 1.99m)

Family bathroom, fully tiled family bathroom to walls and floor, comprising of a deep panel bath with mixer tap and shower hose, electric shower fitted above bath, storage WC and wash basin with close coupled WC, wall mounted mirrored unit, radiator to rear window to side, door to boiler cupboard

External

To the front driveway for multiple vehicles with a carport leading to the garage

To the rear, a spacious patio area with a wall leading to a raised lawn garden with access to a shed and door to the garage

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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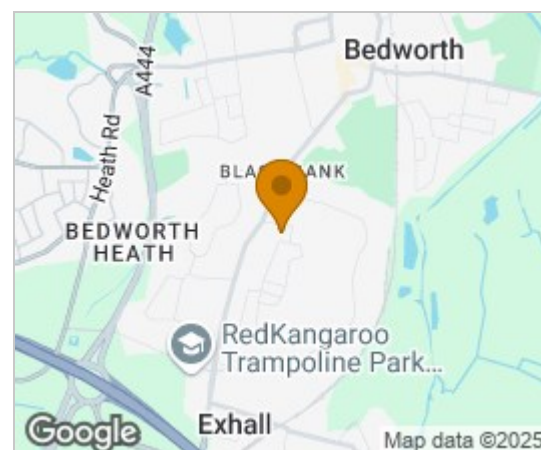


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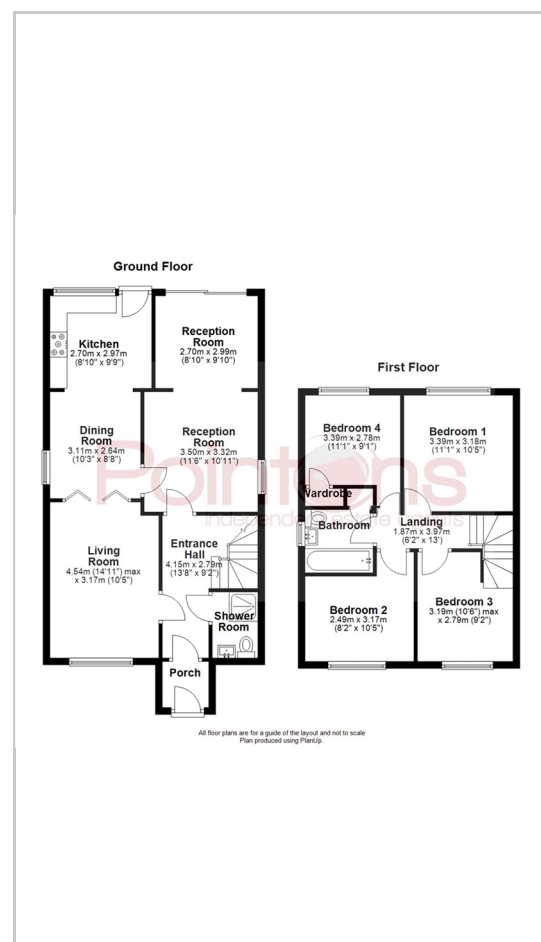
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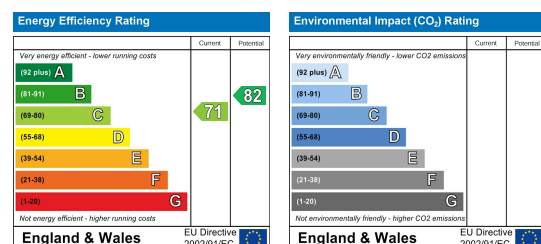
Area Map



Floor Plans



Energy Efficiency Graph



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