

**EVANS**  
ESTATES



## Lyons Drive , Coventry, CV5 9PP Offers over £575,000

Evans Estates are Very Proud to Present this Executive Four Bedroom Family Home. Nestled in the desirable Swallows Nest development of Allesley, this stunning detached family home on Lyons Drive offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to local schools, bus services, and the vibrant city centre, as well as quick routes to the A45, connecting Coventry and Birmingham.

Upon entering, you are greeted by a spacious hallway that leads to three well-appointed reception rooms. The generous lounge, complete with an electric fire, provides a warm and inviting space for relaxation. Adjacent to the lounge is a delightful conservatory that opens directly onto the rear garden, creating a seamless transition between indoor and outdoor living. The modern fitted kitchen/diner is a chef's dream, featuring integral appliances and ample space for family meals, while a convenient utility room and a downstairs W/C enhance the practicality of the ground floor.

The first floor boasts four comfortable bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage. The master bedroom benefits from an en-suite bathroom, providing a private retreat, while a stylish family bathroom serves the remaining bedrooms.

- Executive Family Home
- Extensive Plot
- No Upward Chain
- Four Bedrooms

### Viewing

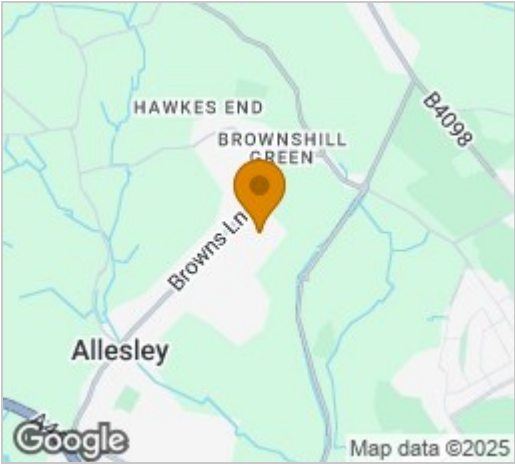
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



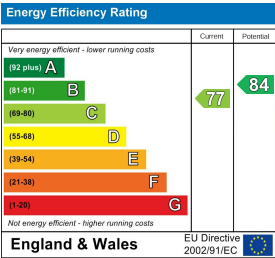
Floor Plan



Area Map



Energy Efficiency Graph



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