



EVANS  
ESTATES



## Burbages Lane

Ash Green, Coventry, CV6 6AY

### Offers over £350,000

Evans Estates is delighted to present this charming four-bedroom semi-detached family home located on Burbages Lane in the desirable area of Ash Green, Coventry. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient ground floor cloakroom. The ground floor boasts three well-proportioned reception rooms, including a cosy lounge and a dining room, perfect for entertaining guests or enjoying family meals. The heart of the home is undoubtedly the beautifully refitted kitchen, which features high-quality Neff built-in appliances, ensuring a delightful cooking experience.

The first floor comprises three inviting bedrooms, complemented by a stylishly refitted family bathroom. Ascending to the second floor, you will find the master bedroom, which benefits from a luxurious en suite shower room, providing a private retreat for relaxation.

This property is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Externally, the home offers off-road parking to the front, a valuable asset in this area. The mature rear garden provides a tranquil outdoor space, ideal for children to play or for hosting summer gatherings.

- Four Bedroom Semi Detached Family Home
- Extensive Drive
- Master Bedroom with En Suite
- Extended Refitted Kitchen
- Dining Room and Lounge

### Viewing

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



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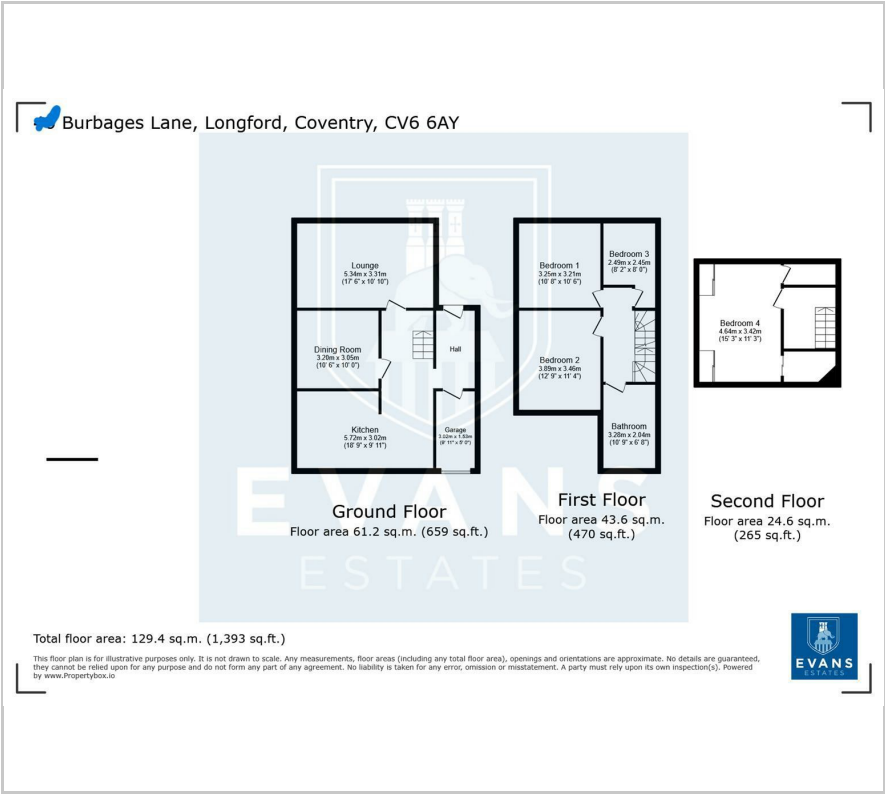
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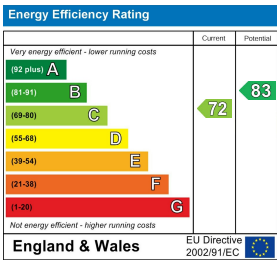
Floor Plan



Area Map



Energy Efficiency Graph



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