



**5 Bedroom Detached House located  
in Fillongley.**

**£700,000 (Offers Over)**







### FULL DESCRIPTION

**\*\*Stunning & Sizeable Plot - Semi Rural Location - Substantial Frontage - Mature, Sprawling Gardens - Five Double Bedrooms - Refitted Breakfast Kitchen\*\*** A true once in a lifetime opportunity is presented here with this charming, extended, detached home situated on this sizeable plot, in an ideally situated semi-rural location whilst still being nearby to amenities. This is not only a superb existing home but also an ideal opportunity for further development and creation. In brief the property comprises: Entrance Hall, Lounge, Sitting Room, Shower Room/WC, Breakfast Kitchen and Garden Reception Room to the ground floor. On the first floor there are Five Double Bedrooms and the Family Bathroom.

### HALL

With stairs ascending to the first floor and doors leading to accommodation.

### LOUNGE

**11' 0" x 14' 1" (3.37m x 4.3m)**

A welcoming, good-sized Lounge benefitting from a log burner, central heated radiator, double glazed bay window to the front aspect, and French doors leading to the rear garden.

### SITTING ROOM

**11' 10" x 13' 3" (3.63m x 4.06m)**

An additional reception room with a log burner, central heated radiator and double glazed windows to the front & side aspects.

### SHOWER ROOM/WC

**5' 4" x 4' 1" (1.63m x 1.25m)**

A tiled ground floor shower room including a low level W/C, hand wash basin, shower cubicle and a double glazed window.

### BREAKFAST KITCHEN

**11' 11" x 14' 7" (3.65m x 4.45m)**

A beautiful breakfast kitchen offering an island with a breakfast bar, spotlights, a pantry, space for a dining table, and windows to the side aspect & overlooking the Garden Room. The kitchen includes a matching range of wall and base mounted units with work surfaces over, a stainless steel sink with drainer and mixer tap, central heated radiator and a double glazed window to the side aspect. Also including an induction hob with extractor fan over, Bosch integrated fridge & dishwasher, and NEFF integrated double oven & grill. There is a door leading into the Garden Room.



5



2



3



F



TBC



154 m<sup>2</sup>

## Offers Over £700,000

- Semi-Rural Sizeable Plot
- Huge Potential & Charming Existing Home
- Five Double Bedrooms, Two Bathrooms
- Substantial Drive & Separate Garaging
- Mature, Impressive Rear Garden
- First Time To Market In Over 50 Years
- Refitted Breakfast Kitchen
- Three Downstairs Reception Rooms
- Extended Detached Dwelling
- **\*\*Take The 3D Virtual Tour\*\***



#### **GARDEN RECEPTION ROOM**

**15' 0" x 7' 9" (4.58m x 2.38m)**

Having double glazed windows, tiled floor and French doors leading out to the rear garden.

#### **LANDING**

With stairs rising from the ground floor and doors leading to accommodation.

#### **BEDROOM ONE**

**11' 0" x 14' 1" (3.37m x 4.3m)**

A spacious double bedroom having a central heated radiator and two double glazed windows to the front & side aspects.

#### **BEDROOM TWO**

**16' 4" x 9' 4" (5m x 2.87m)**

A double bedroom having a central heated radiator and two double glazed windows to the front & side aspects.

#### **BEDROOM THREE**

**11' 7" x 10' 11" (3.55m x 3.34m)**

A double bedroom having a central heated radiator and double glazed window to the rear aspect.



#### **BEDROOM FOUR**

**14' 6" x 9' 2" (4.42m x 2.8m)**

A double bedroom having a central heated radiator and two double glazed windows to the rear & side aspects.

#### **BEDROOM FIVE**

**12' 0" x 10' 11" (3.66m x 3.33m)**

A fifth double bedroom having a central heated radiator and double glazed window to the front aspect.



#### **BATHROOM**

**5' 10" x 7' 2" (1.79m x 2.2m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed window.

#### **GARDEN**

An extensive and impressive sizeable garden with sprawling lawns, mature trees & shrubbery, a pond, spring and a glass greenhouse.







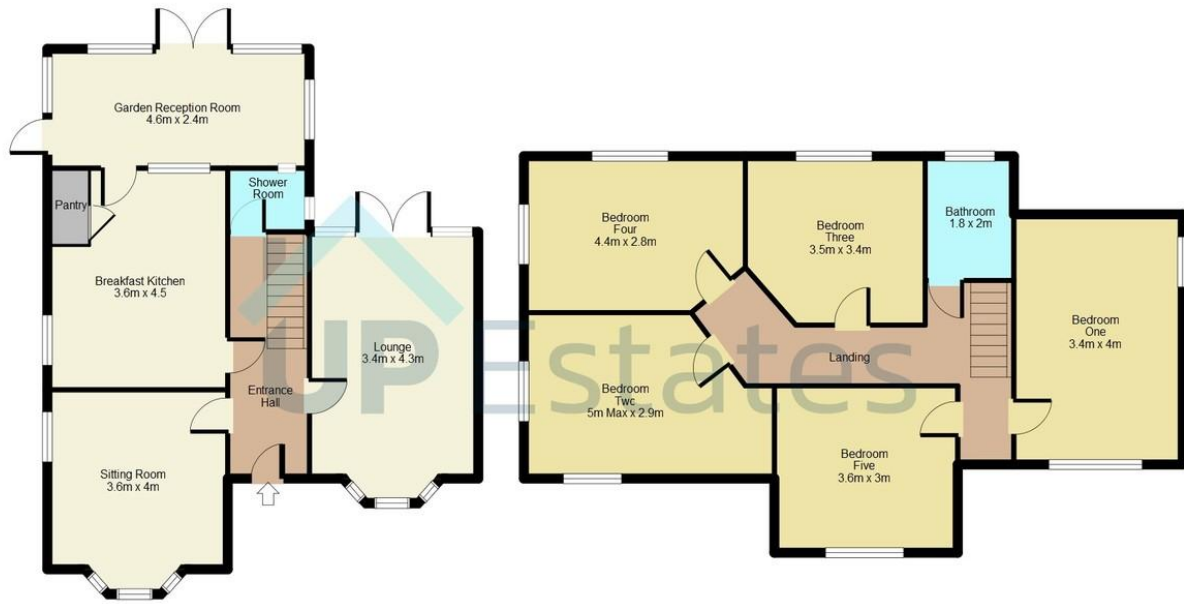
Coventry Road Fillongley CV7 8BZ



a



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 154 sq. m

### CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,  
Warwickshire, CV3 2TQ

E [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk) [www.up-estates.co.uk](http://www.up-estates.co.uk)

T 024 7771 0780

