



4 Bedroom House - Detached
located on Twickenham Way,
Coventry
£489,900

UP Estates



****EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME**DETACHED DOUBLE GARAGE**TWO BATHROOMS, WC & UTILITY**NO CHAIN**Situating on the sought after Morrison's Estate is this fantastic, spacious detached family home. Briefly comprising; driveway, detached double garage, entrance hall, office, WC, kitchen flow through to utility room, playroom, family living room and private rear garden to the ground floor. On the first floor there are four spacious bedrooms, bedroom one boasting ensuite, and then the family ~~BATHROOM~~ **HALL****

BATHROOM/HALL
A welcoming entrance hall with doors leading to office, WC, kitchen, playroom, living room and stairs ascending to the first floor.

OFFICE

With beautiful high ceiling, double glazed window and central heated radiator.

WC

Being tiled throughout, and having low level WC, hand wash basin, double glazed window and central heated radiator.

PLAYROOM/SITTING ROOM

9'0" x 10'2"

A versatile room with central heated radiator and double glazed window.

LIVING ROOM

10'11" x 19'7"

A bright and spacious living room with double glazed window to the front aspect, sliding doors to the rear and central heated radiator.

KITCHEN BREAKFAST ROOM

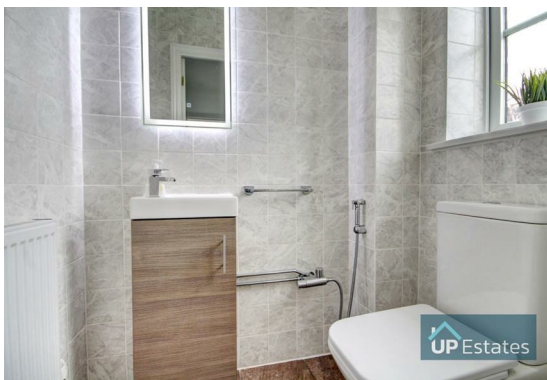
9'6" x 10'2"

Having a matching range of wall and base mounted units with work surfaces over, inset stainless steel sink with drainer and mixer tap, double glazed window, integrated oven, hob, extractor and space for alternative appliances.

£489,900

- EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME
- QUIET CUL DE SAC LOCATION ON MORRISONS ESTATE
- DETACHED DOUBLE GARAGE WITH ELECTRIC
- NON-OVERLOOKED REAR GARDEN
- WC, BATHROOM, ENSUITE & UTILITY ROOM
- THREE RECEPTION ROOMS





UTILITY ROOM

6'2" x 6'4"

With space and plumbing for appliances, matching range of wall and base mounted units and door to the side aspect.

REAR ASPECT

A beautiful, private rear south facing garden initially paved followed by lawn with fenced boundary and mature shrubbery.

DOUBLE GARAGE

16'5" x 18'8"

A spacious double garage housing electric and two up-and-over doors.

BEDROOM ONE

12'0" x 10'5"

A double bedroom with central heated radiator, integrated storage and double glazed window.

ENSUITE

6'7" x 6'4"

Benefiting from a walk in shower cubicle, central heated radiator, double glazed window, low level WC, and pedestal hand wash basin.



BEDROOM TWO

11'0" x 8'11"

A double bedroom with double glazed window and central heated radiator.

BEDROOM THREE

7'1" x 9'10"

A double bedroom with double glazed window and central heated radiator.

BEDROOM FOUR

8'0" x 7'3"

A good sized single bedroom with double glazed window and central heated radiator.



BATHROOM

10'7" x 9'8"

Boasting walk in shower cubicle, low level wc, pedestal hand wash basin, central heated radiator and double glazed opaque window.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Twickenham Way, Binley, Coventry





Total Area: 114.8 m² ... 1236 ft² (excluding double garage with electric)

All measurements are approximate and for display purposes only

CONTACT

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

E: enquiries@upestates.co.uk
 T: 024 7771 0780

