



**5 Bedroom Bungalow - Detached**  
**located on Main Street, Coventry**  
**£695,000**

**UP Estates**



CHECK OUT THE FLOORPLAN! \*\*COMPLETELY REFURBISHED DETACHED HOUSE\*\*PRIVATE CENTRAL VILLAGE LOCATION\*\*NO CHAIN\*\* Nestled in the Heart of Wolston down a secluded road behind the village hall is this fantastic five bedroom detached home which has just undergone a full refurbishment and heavy extension. Benefitting from a completely new 'warm' roof with an Actis Hybrid system, all external walls have additional insulation. The property has been fully rewired with modern fittings such as TV and data points in each bedroom, a total new heating and hot water system and a new double garage with mezzanine storage. Briefly comprising; Porch, Hall, Lounge, Kitchen/Diner, Utility and WC, Three Bedrooms and Bathroom downstairs. Upstairs are two spacious bedrooms with ensembles and Bedroom One with Dressing Room and Walk in Wardrobe. Outside is a large paved driveway leading to the double garage, side access and further paved area behind gates with parking for caravan/motorhome etc. The rear garden has an large patio area and adjacent lawn. A gym/office plus workshop, shed and log store and summer house.

#### Porch

With a feature oak stable door leading into the Hall.

#### Hall

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

#### Lounge

13'2" x 12'0"

Reception room having a central heated radiator and a double glazed bay window plus a further window to the side and a feature Multifuel burner included in the sale.

#### Kitchen/Family Room

21'10" x 19'3"

A spacious kitchen/Dining/Family area including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated double oven, gas hob, extractor, dishwasher, fridge, plenty of space for dining furniture, TV and data points and access to Utility Room and rear Garden through bifold doors. Modern style log burner set in the corner plus a storage cupboard.

#### Utility Room

6'11" x 8'2"

Having wall and base mounted units, space and plumbing for washing machine and cabinet for integrated Fridge/Freezer plus central heated radiator and access to WC.

#### WC

Benefiting from a low level w/c, wash hand basin and central heated radiator. This room also houses the boiler.

#### Bedroom Three

11'6" x 12'4"

A spacious double bedroom with double glazed windows, built-in wardrobe and a central heated radiator.

£695,000

- Spacious, Flexible Living Detached Residence
- Double Garage, Gym/Workshop and further outbuildings
- Completely Refurbished Detached Home
- Detached Double Garage
- Central Village Location
- Warm Roof System





**Bedroom Four**

11'6" x 10'5"

A spacious double bedroom with double glazed windows, built-in wardrobe and a central heated radiator.

**Bedroom Five**

7'8" x 8'3"

Bedroom with double glazed window and a central heated radiator.

**Bathroom**

5'5" x 6'9"

Being tiled and having a paneled bath with shower over, low-level W/C, pedestal wash basin, central heated towel rail and feature illuminated mirror with bluetooth.

**Landing**

With stairs rising from the ground floor, solar power Velux window with auto functions, access to a storage cupboard and doors leading to accommodation.

**Bedroom One**

19'6" x 13'10"

A spacious double bedroom with double glazed windows, vaulted ceiling with feature window and a central heated radiator.

**Dressing Room**

7'4" x 10'5"

A large versatile space proving access to the walk in wardrobe.





**Ensuite**

9'3" x 7'0"

Benefiting from freestanding bath tub, a tiled shower cubicle, low level W/C, inset his and hers vanity unit with sinks, feature illuminated mirror with smart functions, central heated towel rail and opaque double glazed window.

**Bedroom Two**

12'5" x 10'2"

Having a central heated radiator, fitted sliding wardrobes and double glazed window to the front aspect with access to private ensuite.

**Ensuite**

6'10" x 12'11"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and Velux window.

**Garden**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.



**Double Garage**

19'7" x 20'5"

Having power and lighting and an up-and-over door.

**Workshop**

12'4" x 11'1"

Multiple power points, wooden door from the exterior, UPVC window.

**Gym/Office**

12'4" x 11'11"

A versatile space with double glazed feature solid oak windows, data point and kitchenette.

**WC**

Benefiting from a low level w/c, wash hand basin.

**Summer House**

Having a window and accessed via a covered seating area

**Shed and Log Store**

**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.





Main Street, Wolston, Coventry





Total Area: 220.7 m<sup>2</sup> ... 2376 ft<sup>2</sup> (excluding double garage, store, shed, log store, summer house, covered area)  
 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](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

