



**4 Bedroom House - Detached**  
**located on Brandon Lane, Coventry**  
**£1,100,000**

**UP Estates**





**\*\*EXCLUSIVE MODERN HOME WITH 6 ACRES OF Paddock\*\* UNIQUE HOME IN EXCLUSIVE GATED DEVELOPMENT - FOUR DOUBLE BEDROOMS - THREE BATHROOMS - THREE RECEPTION ROOMS - STUNNINGLY HIGH SPEC WITH A PLETHORA OF ADDED FEATURES\*\* ENERGY EFFICIENT HOME WITH FOURTEEN SOLAR PANELS\*\* This is a rare and exceptional opportunity to purchase a sizable, detached unique family home built by the current owners within a secure gated development. Viewing is essential to appreciate this characterful yet modern and versatile home which very briefly comprises; horseshoe multi-car driveway to the front, straight driveway to the side aspect, garage/workshop, entrance hall, family living room, stunning open plan living kitchen diner flowing through to orangery, utility room, study, WC shower room, followed by the beautifully private and spacious rear garden all to the ground floor. On the first floor are four double bedrooms, bedroom one boasting en-suite shower room and balcony overlooking rear aspect, finally there is the family bath and shower room.**

#### **FRONT ASPECT**

Situated on an exclusive, secure gated development is this stunning detached home, with horseshoe wrap around driveway to front aspect, driveway to the side aspect, access to the garage and entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with stairs ascending to the first floor, and doors leading to accommodation.

#### **FAMILY LIVING ROOM**

24'4" x 19'10"

A spacious and bright room with dual aspect double glazed windows, patio doors, feature fireplace with log burner, underfloor heating, stunning chandelier and inset ceiling speakers.

#### **LIVING KITCHEN DINER**

25'5" x 19'11"

An impressive, open plan kitchen living diner with dual aspect windows, underfloor heating, bi-fold doors, feature breakfast island, a matching range of wall and base mounted units with granite work surfaces, integrated Neff appliances including; microwave, two oven's one boasting steam cooking ability, induction hob, fridge, extractor, dishwasher, Quooker instant boiling tap in inset ceramic sink with mixer tap and space for further appliance / furnishings.

#### **ORANGERY**

19'10" x 14'9"

Flowing through from the kitchen diner, this bright and versatile space includes several large double glazed windows allowing plentiful natural light, chandelier, underfloor heating and double doors to the garden.

**£1,100,000**

- EXCLUSIVE GATED DEVELOPMENT
- FOUR DOUBLE BEDROOM DETACHED RESIDENCE
- SIX ACRES OF Paddock
- MULTI-CAR HORSESHOE DRIVEWAY & GARAGE
- HIGH SPECIFICATION THROUGHOUT
- THREE BATHROOMS & UTILITY ROOM
- FOURTEEN SOLAR PANELS WITH FEED-IN-TARIFF
- AIR CONDITIONING & UNDERFLOOR HEATING





**UTILITY ROOM**

11'3" x 8'0"

Having a matching range of wall and base mounted units with work surfaces over, inset ceramic sink with mixer tap, underfloor heating, integrated storage, space and plumbing for appliances, with door and double glazed window to the side aspect.

**STUDY**

11'3" x 11'2"

Another versatile room currently utilized as gym and office, having double doors, double glazed window, underfloor heating and space for furnishings.

**SHOWER WC**

5'8" x 6'6"

Being tiled throughout with underfloor heating. walk in shower cubicle, central heated towel rail, WC and hand wash basin mounted in vanity unit.

**GARAGE/WORKSHOP**

10'10" x 19'10"

Boating underfloor heating, power, large storage space in loft, electronically operated insulated folding doors to the front aspect and door to the rear aspect.

**LANDING**

Boasting dual aspect windows allowing plentiful natural light, chandelier, wooden balustrade, skylight, integrated storage and doors to accommodation.







**BEDROOM ONE**

13'5" x 14'9"

A large double bedroom with integrated wardrobe storage, inset ceiling speakers, double glazed windows and door opening to the balcony, central heated radiator and door into ensuite.

**ENSUITE SHOWER ROOM**

5'10" x 9'8"

Having walk in shower cubicle, opaque double glazed window, WC, bidet, hand wash basin mounted in vanity unit, light mirror and central heated towel rail.

**BEDROOM TWO**

11'6" x 16'5"

A double bedroom with integrated wardrobe, double glazed windows, doors to Juliet balcony, and central heated radiator.

**BEDROOM THREE**

10'11" x 14'1"

A double bedroom with integrated storage, double glazed skylights to front and rear aspect, and central heated radiator.

**BEDROOM FOUR**

11'5" x 9'2"

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

**FAMILY BATH & SHOWER ROOM**

5'9" x 9'9"

Being tiled throughout with double glazed skylight, walk in shower cubicle, standing bath, inset sink with mixer taps mounted in vanity unit, low level WC and central heated towel rail.



**REAR ASPECT**

Beautiful, private and spacious garden, initially paved followed by lawn with fenced/gated boundary and mature shrubbery.

**PADDOCK**

There is a six-acre paddock/ small holding that is fenced to boundaries.

**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.







Brandon Lane, Coventry





All measurements are approximate and for display purposes only

## CONTACT

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