



**4 Bedroom House - Detached**  
**located on Middlefield Drive**

**£540,000 Offers Over**



Middlefield Drive  
Binley  
Coventry  
CV3 2UZ



£540,000

- Detached Family Home
- Morrisons Estate
- Detached Double Garage
- Ex Show Home
- Three Reception Rooms
- Council Tax Band F

#### Porch

Double glazed UPVC porch with sliding doors to entry.

#### Entrance Hall

A light and open entrance hall with doors to Lounge, WC and Office plus stairs to the first floor.

#### Living Room

11'3" x 17'8"

Lounge set to the front of the property with square bay, feature fireplace, double doors to the dining room and two central heating radiators plus underfloor heating.

#### Office

8'0" x 11'9"

Home office or separate reception room with multiple uses set to the front of the property. Windows to the front and central heating radiator.

#### Kitchen

14'1" x 10'5" max

A refitted modern and bright kitchen with underfloor heating and a matching range of modern wall and base units, Granite work surfaces over, integrated appliances including oven, five ring gas hob and extractor, microwave, fridge freezer, dishwasher and opening to the Utility Room and windows to the rear.

#### Dining Room

11'3" x 10'5"

A great flexible space with opening from the Kitchen and doors Lounge which would work perfectly as an extension of either room. Sliding doors into the Conservatory.

#### Conservatory

11'3" x 11'2"

Conservatory with half height wall, UPVC windows surrounding and roof. Tiled floor with underfloor heating and doors to the rear garden.



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#### **Utility Room**

6'4" x 5'0"

With modern refitted base and wall mounted units, granite worktop and sink, space and plumbing for appliances, boiler and door to the side.

#### **WC**

Downstairs WC with low level toilet, hand wash basin and heated towel rail.

#### **Landing**

Spacious landing with stairs from ground floor, access to storage cupboard and loft hatch.

#### **Bedroom One**

14'6" x 12'5"

Large main bedroom set to front of the property featuring plenty of built in wardrobes. Windows to the front and door to Ensuite.

#### **Ensuite**

8'2" x 5'11"

Fully refitted ensuite with toilet and sink inset in vanity, double shower, window to the front and a heated towel rail.

#### **Bedroom Two**

10'4" x 12'4"

Double bedroom set to the rear of the property, with window to the rear and central heating radiator.



### **Bedroom Three**

8'2" x 8'11"

Double bedroom set to the rear of the property, with window to the rear and central heating radiator.

### **Bedroom Four**

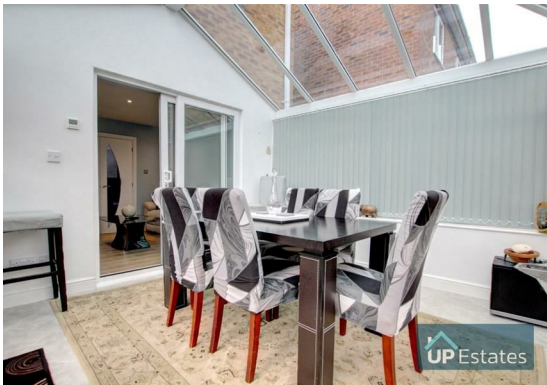
7'8" x 8'11"

Double bedroom set to the rear of the property, with window to the rear and central heating radiator.

### **Bathroom**

8'10" x 7'0"

Fully tiled bathroom with bath and shower over, vanity unit with toilet and sink. Window to the side and heated towel rail.



### **Frontage**

Landscaped frontage with tarmac driveway, block paved section and side access around the property.

### **Double Garage**

18'0" x 18'10"

As part of this property being the ex show home the garage was built as the show office. The garage has great opportunity to convert with its advantage of having electric roller double doors to the front and side door. Boarded loft space to provide storage, electric car charging point.

### **Rear Garden**

Recently completed with porcelain tiles and astroturf center. Fences and shrubbery to the borders and side access, additionally there is a storage area/ lean to to the side of the property.



### **Disclaimer**

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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 contract 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.



Middlefield Drive, Binley, Coventry





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