



4 Bedroom House - Detached
located on Brandon Lane, Coventry
£850,000

UP Estates



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**** IMPOSING FOUR DOUBLE BEDROOM, THREE BATHROOM, THREE RECEPTION ROOM, DETACHED RESIDENCE - SOUTH FACING GARDEN WITH OPEN FIELD VIEWS - EXCLUSIVE GATED DEVELOPMENT - MULTI-CAR DRIVEWAY & DETACHED 1.5 GARAGE **** This is an exceptional opportunity to purchase a four double bedroom detached residence tucked away on an exclusive gated development on Brandon Lane. This beautiful family home needs to be viewed to be fully appreciated and very briefly comprises; multi-car driveway, detached 1.5 garage with power/light, entrance hall, study, WC, pump room, open plan family lounge diner, kitchen, utility room, and beautiful south facing garden with open field views all to the ground floor. On the first floor off of the landing are four double bedrooms, two ensuite shower rooms and the family bathroom. The small exclusive development is accessed off of Brandon Lane by electric gates with a camera entry system. Call now to secure a viewing!

ENTRANCE HALL

An inviting entrance hall with underfloor heating, a composite door, controls for the gated entry, and an alarm. Also with doors leading to the study, W/C and pump room. Glass double doors lead into the open plan family lounge diner.

STUDY

A reception room with underfloor heating, double glazed windows to the front, rear and side aspects, and double glazed glass doors leading out into the rear garden.

WC

Having a tiled floor and partially tiled walls, a low level W/C, wall-mounted basin, and a double glazed, opaque window to the rear aspect.

PUMP ROOM

With a tiled floor, and including a housing pump, tank and controls, underfloor heating and plenty of storage space.

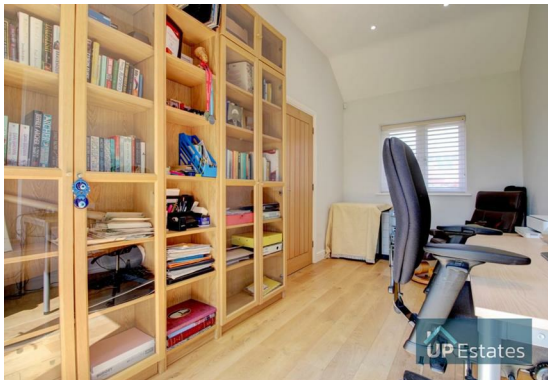
FAMILY LOUNGE DINER

A spacious and stunning family room with plenty of natural light from two sets of French Doors to the rear aspect, and double glazed windows to the front and rear aspects. Also benefitting from a central, brick-built feature fireplace with a double-sided log burner, underfloor heating, open access into the kitchen, and stairs ascending to the first floor.

£850,000

- EXCLUSIVE GATED DEVELOPMENT
- FOUR DOUBLE BEDROOM DETACHED RESIDENCE
- MULTI-CAR DRIVEWAY & DETACHED GARAGE
- THREE BATHROOMS, WC & UTILITY ROOM
- SOUTH FACING GARDEN WITH OPEN FIELD VIEWS
- THREE RECEPTION ROOMS





KITCHEN

A sizeable modern kitchen with wall and base mounted units with roll top work surfaces, a five ring gas hob with and extractor hood over, an inset composite sink, and integrated; double oven, dishwasher and wine cooler. Also including space and plumbing for an American fridge-freezer, a tiled floor with underfloor heating, and a double glazed window to the rear aspect. There are also doors leading to the utility room and the snug.

UTILITY ROOM

Having access to the boiler, wall and base mounted units with roll top work surfaces, a sink with drainer and mixer tap, and plumbing for a washing machine/dryer. Also with a tiled floor with underfloor heating, a double glazed window to the side aspect, and a double glazed glass door leading outside.

SNUG

Another reception room with underfloor heating and a double glazed window to the front aspect.

LANDING

With stairs rising from the ground floor, air conditioning, access to a storage cupboard, and doors leading to the bedrooms and bathroom.

BEDROOM ONE

A good-sized double bedroom with double glazed windows to the rear aspect, integrated wardrobes, a central heated radiator and a door leading into the en-suite.



ENSUITE

A partially tiled en-suite benefitting from a shower cubicle, a wall-mounted vanity wash basin, low level W/C, central heated radiator with a fitted towel rail, and a double glazed window to the rear aspect.

BEDROOM TWO

A double bedroom a central heated radiator, integrated wardrobes, double glazed window to the front aspect and a door leading into the en-suite.

ENSUITE TWO

Having a tiled shower cubicle, a vanity wash basin, low level W/C and a central heated radiator.

BEDROOM THREE

A double bedroom with a central heated radiator, integrated wardrobes and a double glazed window to the rear aspect.

BEDROOM FOUR

A double bedroom with a central heated radiator, integrated wardrobes, and double glazed windows to the front aspect.

FRONT ASPECT

A stunning front aspect with a very large driveway, access to the garage, and beautiful surrounding field views. Being situated in a gated community, the property has electric gates with a camera entry system.

REAR ASPECT

A large, private, south facing rear garden with a paved area, a spacious lawn, and open field views.

GARAGE

A detached, 1.5 garage situated to the side of the property, benefitting from an electric door.

IMPORTANT NOTE TO PURCHASERS

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 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.





Brandon Lane, Coventry





Total Area: 216.4 m² ... 2329 ft² (excluding garage with power/light)
 All measurements are approximate and for display purposes only

CONTACT

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