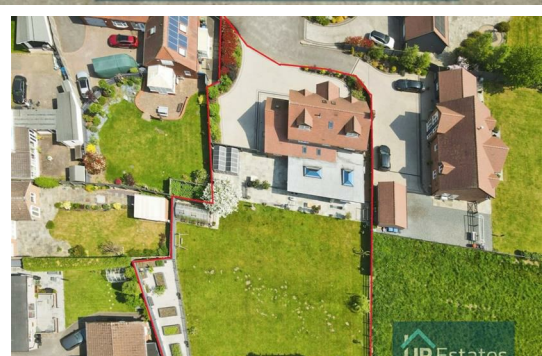




5 Bedroom House - Detached
located on Brandon Lane, Coventry
£975,000

UP Estates



£975,000

- HEAVILY EXTENDED, FIVE DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- EXCLUSIVE GATED DEVELOPMENT
- THREE BATHROOMS, WC & UTILITY/SPICE KITCHEN
- STUNNING FIELD VIEWS
- SOUTH/WEST FACING SIZABLE GARDEN WITH ALLOTMENT AREA
- HIGH SPEC THROUGHOUT, VIEWING IS ESSENTIAL!

**** OVER 3000 SQ FT OF LIVING ACCOMODATION - HEAVILY EXTENDED, HIGH SPEC, FIVE DOUBLE BEDROOM DETACHED FAMILY RESIDENCE - EXCLUSIVE GATED DEVELOPMENT WITH ENTRY SYSTEM - THREE BATHROOMS, SPICE KITCHEN/UTILITY & WC - SOUTH/WEST FACING GARDEN WITH OPEN FIELD VIEWS & ALLOTMENT **** This is a fantastic opportunity to purchase an immaculate and beautifully presented, extended five double bedroom detached property which is located in an exclusive gated development of four executive homes. The property benefits from having a high standard and excellent finish throughout whilst overlooking fields and offering ample parking and a good sized south/west facing rear garden. This incredible property also features underfloor heating across all of the ground floor.

In brief this property comprises; entrance hall, downstairs w/c, sitting room, kitchen diner, utility room/spice kitchen and exceptional, extended family social room with sky lanterns, bar area and bi-folding doors all to the ground floor. To the first floor there are bedrooms one - with impressive ensuite - , two and three as well as the family bathroom. To the second floor there are bedrooms four and five along with a shower room. All bedrooms are doubles throughout this home. Externally, to the front of the property there is a border with planting, a large multi-car driveway and garage, allowing ample parking. The picturesque rear garden is south/west facing, boasts paved seating areas, with mature shrubbery, allotment area, and has beautiful open field views. Call immediately to view!

ENTRANCE HALL

A welcoming entrance to the property having a door leading in from the front aspect, stairs ascending to the first floor, a good sized built in cupboard, underfloor heating and doors leading into the lounge, w/c and the open plan kitchen/diner/family room. It also has two full length double glazed windows either side of the front door.

WC

Having a vanity unit wash basin, a low level w/c, underfloor heating and a double glazed window to the front aspect.

SITTING ROOM

A stunning lounge having a feature fireplace with a surround, spotlights, underfloor heating and two double glazed windows; one to the front aspect and the other to the rear aspect.

KITCHEN DINER

A modern and well presented open plan kitchen/diner/family room which is ideal for socialising with family and friends. The stylish kitchen has matching wall and base mounted units with a granite work top over and a matching upstand. Benefitting from an integrated oven and oven / microwave warming plate combination along with a five ring gas hob which has an extractor over and a granite splashback. Including a Belfast sink with a drainer and a mixer tap which features a boiler-water tap as well as an integrated wine cooler, space for an American style fridge/freezer and an integrated dishwasher. It also has an island, feature lighting, spotlights, underfloor heating, a double glazed window to the front aspect, & two double glazed skylight windows. There is a door leading into the lounge, another door which leads into the utility room, and opening to the social family room!

SOCIAL FAMILY ROOM

As the result of a sizeable extension, this beautiful family social room allows ample light and is currently utilised as further social family area, games space with window seat & bar area - This really is the heart of the home! With high spec tiles, bi-folding doors, two sky lanterns and spotlights.





UTILITY ROOM/SPICE KITCHEN

Having space and plumbing for a washing machine and dryer, a granite work top, matching wall and base mounted units and an integrated stainless steel sink with a mixer tap and a drainer, plus a gas hob and extractor fan purpose built for spice cooking! There is also underfloor heating, a double glazed window to the rear aspect and a double glazed door which leads out to the side of the property.

LANDING

Having stairs rising from the ground floor and doors leading into bedroom one, two and three. It also has stairs ascending to the second floor, a central heated radiator, a built in airing cupboard and a double glazed window to the front aspect.

BEDROOM ONE

Having spotlights, a central heated radiator, air-conditioning and two double glazed windows; one to the front aspect and one to the rear, also benefitting from a dressing area. There is also a door which leads into the ensuite.

ENSUITE

Having underfloor heating, being partially tiled and having a large enclosed tiled shower cubicle, a vanity unit wash basin and a low level w/c. It also has spotlights, feature lighting, a central heated towel rail and a double glazed skylight to the front aspect.

BEDROOM TWO

A double bedroom having spotlights, a central heated radiator and a double glazed window to the front aspect.

BEDROOM THREE

A double bedroom having spotlights, a central heated radiator, air-conditioning and a double glazed window to the rear aspect.





BATHROOM

A part tiled bathroom featuring a roll top bath, a tiled shower cubicle, a vanity wash basin and a low level w/c. It also has a central heated towel rail and a double glazed window to the rear aspect.

LANDING

Having stairs rising from the first floor and doors leading into the bedrooms four and five as well as the shower room. It also has two double glazed skylights.

BEDROOM FOUR

A double bedroom having spotlights, a central heated radiator, a double glazed window to the rear aspect and another double glazed window which is to the side aspect.

SHOWER ROOM

A part tiled shower room having tiled shower cubicle with an electric shower, a vanity wash basin and a low level w/c. There is also a central heated towel rail and a double glazed skylight.

BEDROOM FIVE

A double bedroom having spotlights, a central heated radiator and a double glazed window to the rear aspect

GARAGE

This garage has power, lighting and an up and over door which leads to the front aspect.

REAR ASPECT

A mature, private and spacious south west facing garden with multiple seating areas, allotment and open field views!

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 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





Total Area: 278.9 m² ... 3002 ft²
 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

