



Connells

Broad Lane
Coventry



Property Description

An exciting opportunity to acquire a stunning 4 bedroom extended detached property home situated in the sought-after Broad Lane location, featuring a modern open plan kitchen, summer house, driveway for upto 10 cars, and excellent access to schools, Warwick University and major road networks such as A45.

Boasting four spacious bedrooms, this home welcomes you with a large driveway with a porch leading into a study room/bedroom on the left and a lounge straight ahead, providing generous living space. The dining area to the rear features bi-folding doors opening onto the garden, along with an open-plan modern kitchen. Off the lounge is an office room with access to a ground floor w/c which was converted from a former garage. Upstairs you'll find three bedrooms, two of which have been extended and one has an ensuite, along with a stunning family bathroom. The home benefits from spotlights throughout.

Outside there is a landscape rear garden with patio area, and raised step level access to half astro turf and half decking area with a swing over. The garden has side access and a spacious summer house, perfect for the entertainment. To the front of the property, you have a driveway for upto 10 cars with an EV charging point.

Approach

Double glazed door to:

Porch

Window to the side elevation, and doors to Study room & Lounge

Study Room/ Bedroom Four

15' 7" x 7' 5" (4.75m x 2.26m)

Double glazed window to the front elevation, fitted wardrobe/ shelves and a radiator. Can also be used as a 4th bedroom

Lounge

21' 2" x 14' 6" (6.45m x 4.42m)

Large living room with a gas fireplace, double glazed window to the front elevation, study room with w/c to the left, dining area to the rear and stairs leading to the 1st floor

Dining Area

10' 5" x 8' 5" (3.17m x 2.57m)

Double glazed bi-folding doors overlooking the rear aspect of the property with an open plan kitchen to the left, and a radiator

Kitchen

16' 11" x 10' 6" (5.16m x 3.20m)

Bespoke kitchen with a range of base and wall mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated appliances such as a fitted microwave, 2 fitted ovens, dishwasher, washing machine, fridge freezer, and a bin. The induction hob has a downdraft cooker hood mounted into the work top, and there is a walk-in pantry.

Office Room

15' 7" x 7' 5" (4.75m x 2.26m)

Convenient office room with overhead shelves, a radiator and door to:

Cloakroom

A w/c and handwash basin with mixer tap, heated towel rail and a double glazed window to the side elevation.

First Floor Landing

Double glazed window to the front elevation and doors to:

Bedroom One

23' 6" x 10' 7" (7.16m x 3.23m)

Spacious master bedroom with built in wardrobes, en suite bathroom and radiator, overlooking the rear aspect of the property

En Suite

A tiled ensuite bathroom with a shower cubicle, toilet, wash hand basin and vanity unit, w/c and a tall radiator

Bedroom Two

19' 10" x 11' 8" (6.05m x 3.56m)

Double glazed window to rear elevation and radiator

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)

Double glazed window to the front aspect of property, a radiator and walk in closet

Bathroom

White 3-piece family bathroom compromising a jacuzzi bath with shower over, handwash basin with mixer tap and vanity unit, w/c, heated towel rail and a storage cupboard, along with a double glazed window to the side elevation

Outside

Front Of Property

Huge driveway providing parking for up to 10 cars leading to the front door

Rear Of Property

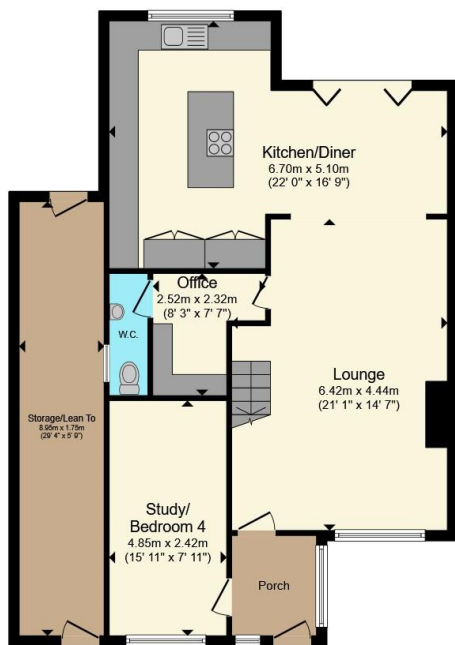
Landscape rear garden with patio area, and raised step level access to half astro turf and half decking area with a swing. Side access to front of property

Summer House

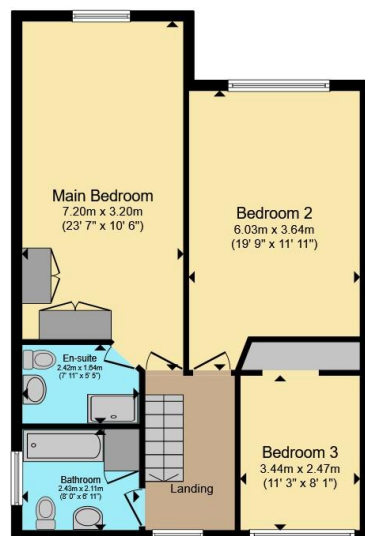
22' 3" x 12' 4" (6.78m x 3.76m)

A well maintained summer house, providing versatile space suitable for storage or accommodation with double doors/ double glazed windows and electric supply

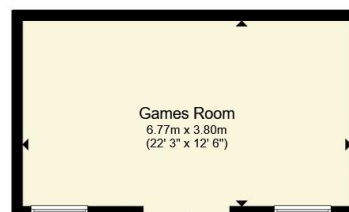




Ground Floor



First Floor



Outbuilding

Total floor area 187.6 m² (2,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/COV323197

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323197 - 0006

