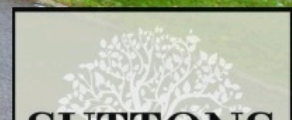




 4  
Bedrooms

 3  
Bathrooms





Suttons Estate Agents are proud to present this exceptional executive detached four-bedroom family home, perfectly positioned within a quiet and desirable residential development in Coventry. Overlooking open greenery to the front, this attractive property offers a rare combination of privacy, space, and excellent connectivity—making it an ideal choice for growing families, professional buyers, or those simply seeking a high-quality home in a well-connected location.

This property showcases a thoughtful design that blends traditional character with modern living. Offering over 1,500 sq. ft. of well-proportioned accommodation, the home has been carefully maintained and enhanced to create a welcoming and versatile living environment.

Upon entering the property, you are welcomed warm entrance hallway providing access to the main living areas. The living room is a standout feature of the home, offering generous proportions and a warm, inviting atmosphere. A feature bay window allows natural light to flood the space, enhancing the room's airy feel, while the stylish media wall with an electric fire place providing a contemporary focal point. This is an ideal space for relaxing with family or entertaining guests.

To the rear of the property, the kitchen/dining room truly forms the heart of the home. This impressive open-plan space has been designed to accommodate modern family living, offering both functionality and style. The kitchen is fitted with a range of high-quality units, complemented by integrated appliances including a dishwasher, fridge/freezer, a five-ring gas hob, extractor hood, and double electric oven. The layout provides ample workspace for cooking and food preparation, while also allowing room for a dining table and additional seating area, making it perfect for both everyday use and social gatherings.

French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen is a utility room, offering additional storage and space for laundry appliances. This room also provides secure access to the garden and houses the boiler, ensuring the main kitchen remains clutter-free and functional.

The ground floor is completed by a convenient cloakroom/WC with a storage cupboard, adding to the overall practicality of the home.

Moving to the first floor, a spacious landing provides access to all four bedrooms and the family bathroom. The sense of space continues upstairs, with each room thoughtfully designed to maximise comfort and usability.

All four bedrooms are genuine doubles, a rare and highly desirable feature. Each bedroom benefits from built-in wardrobes, offering excellent storage solutions without compromising on floor space. The master bedroom is particularly impressive, featuring generous proportions and a private en-suite shower room, creating a perfect retreat for homeowners.

The remaining three bedrooms are equally well-sized, making them ideal for children, guests, or even home office space for those working remotely. The flexibility of these rooms ensures the property can adapt to a variety of lifestyle needs.

The family bathroom is finished to a high standard, featuring both a bathtub and a separate shower cubicle. Modern chrome fixtures, including a full-height towel radiator, add a contemporary touch, while the layout ensures practicality for busy family life.

Externally, the property continues to impress. The rear garden is a generous west-facing space, allowing you to enjoy afternoon and evening sun—perfect for relaxing or entertaining. Predominantly laid to lawn, the garden also features a patio area ideal for outdoor dining, along with a raised decking section that houses a summer

house. This versatile outdoor structure provides additional space for leisure and alfresco dining during the warmer months.

Established trees and planting enhance privacy, creating a peaceful outdoor retreat. Side access to the front of the property adds further convenience.

To the front, the property benefits from a well-maintained garden area and a driveway providing ample off-road parking for two cars. The integral garage offers additional storage or parking options, further enhancing the practicality of the home.

The setting is one of the home's most appealing features. Positioned within a peaceful development, the property enjoys a pleasant outlook over open green space to the front, providing a sense of openness rarely found in modern housing developments. Despite its tranquil surroundings, the location remains incredibly convenient. There is excellent access to Binley Road and the A444, allowing easy travel to the M6 motorway, Coventry City Centre, and surrounding areas. Walsgrave Hospital is less than a 15-minute drive away, making this property particularly attractive for NHS professionals. In addition, Warwickshire Shopping Park, local schools, and leisure facilities such as the Alan Higgs Centre are all within easy reach, ensuring everyday amenities are never far away.

Overall, this property represents a superb opportunity to acquire a spacious, well-located family home within one of Coventry's most sought-after residential areas. With its combination of generous living space, modern features, excellent transport links, and attractive surroundings, it is perfectly suited to buyers looking for both comfort and convenience.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer. Please see our [virtual 360 viewing tour](#) available.

**GOOD TO KNOW:**

Tenure: Freehold

Vendors Position: Actively looking.

Parking Arrangements: Driveway

Garden Direction: West facing.

Front Door: East Facing

Council Tax Band: E

EPC Rating: C

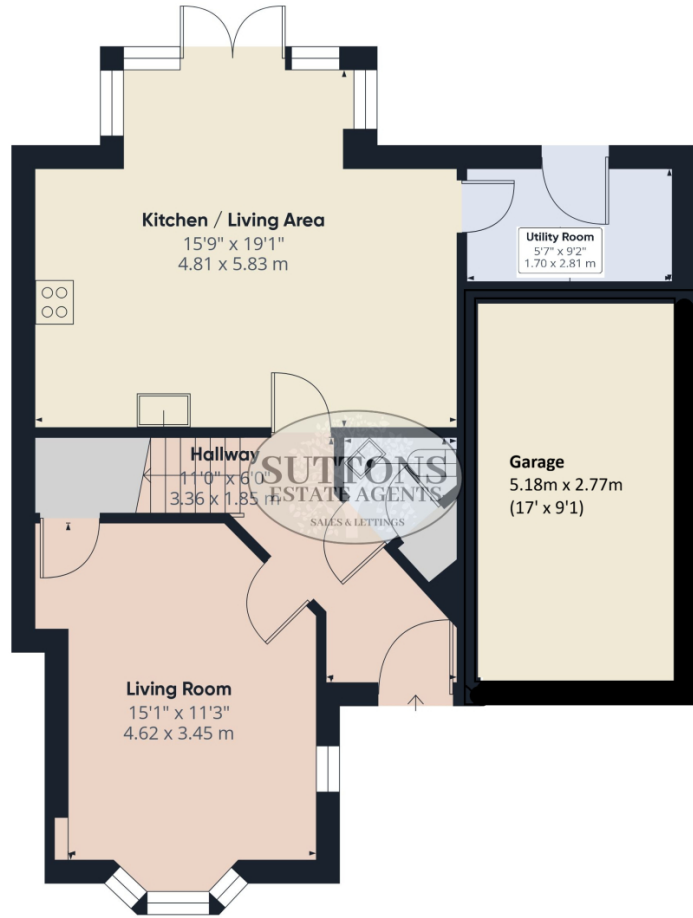
Total Area: Approx. 1515 Sq. Ft

Constructed in 2014 by David Wilson Homes.

Council Tax Band: E. £2,950 pa.

Measurements are located on the floor plan.

See our [virtual 360 tour](#) of the property.



Ground Floor



Approximate total area<sup>m</sup>  
611 ft<sup>2</sup>  
56.8 m<sup>2</sup>

Excluding Garage

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coventry, CV3

