EVANS
ESTATES



Derwent Road

, Coventry, CV6 2HB

Offers in excess of £350,000

* Fantastic family home situated on a corner position, with duel aspect driveways, extended accommodation and a detached garage. A real gem of a property *

Upon entering, you are welcomed by a porch that leads into a bright and airy hall. The through lounge/dining area provides a perfect setting for both relaxation and entertaining. The fully fitted dining kitchen offers a variety of fitted storage, with built in appliances. There is plenty of work top space for preparing food and a space for a table and chairs. The kitchen leads into the useful utility room which in turn provides access to the garden. The utility room offers practicality for everyday living and a convenient ground floor shower room adds to the functionality of the home,. Located at the rear of the property is the conservatory which invites natural light, creating a warm and inviting atmosphere for relaxing. This room overlooks the lovely garden.

The first floor comprises three well-proportioned bedrooms, the master with fitted wardrobes a further double and single room. This floor is complemented by a family bathroom, ensuring ample space for family members or guests. The boarded loft space is accessed from bedroom three,

Set on a corner plot, the property benefits from off-road parking at the front, with gardens

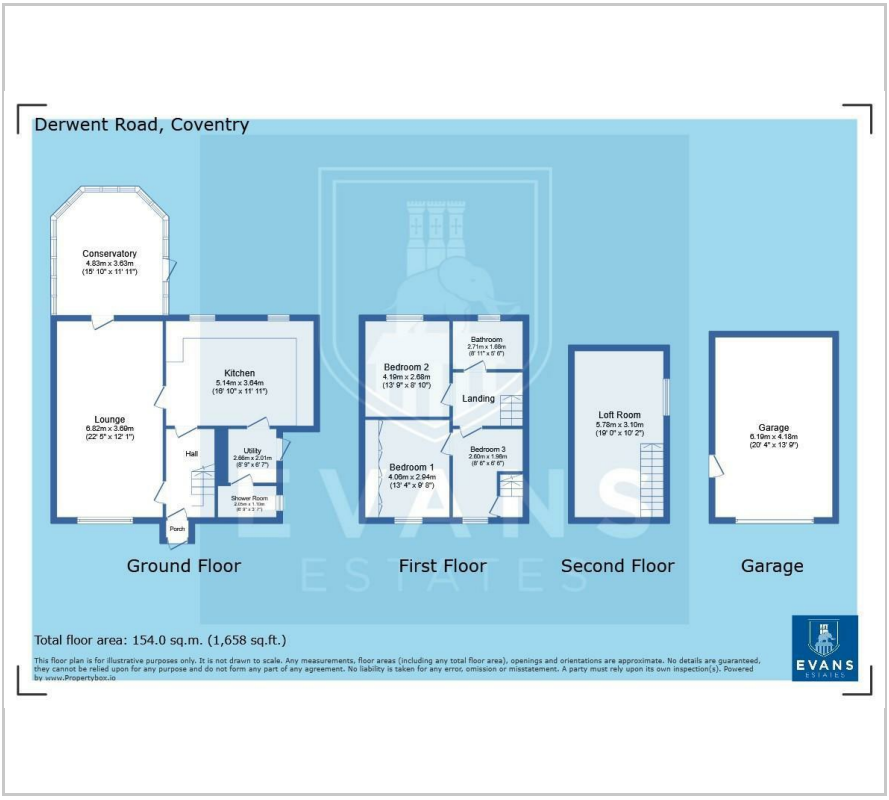
- Fantastic Family Home
- Situated on a Corner Plot
- Extended Accommodation
- Through Lounge and Conservatory
- Fitted Kitchen with Utility Room and Ground Floor Shower Room
- Three Bedrooms and Family Bathroom
- Boarded Loft Space
- Off Road Parking to the Front and Side
- Detached Garage
- Gardens to Three Sides

Viewing

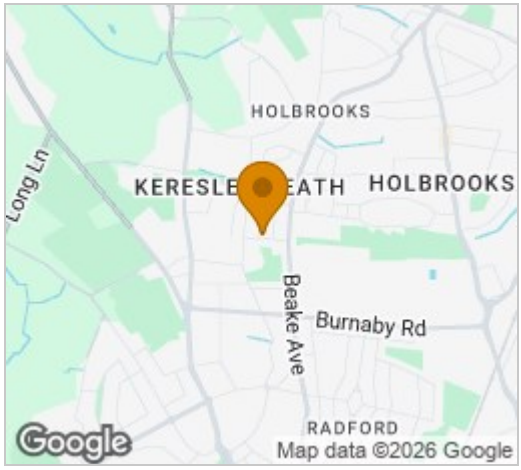
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

3 2 2 D

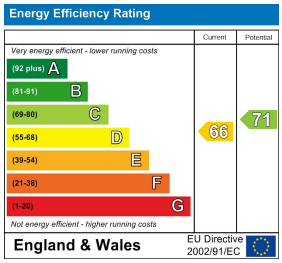
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX
Tel: 02476333363 Email: info@evans-estates.co.uk https://www.evans-estates.co.uk