



HR ESTATE AGENTS

6 Bedrooms

House - Detached

Offers Over

£675,000

Located in

Coventry





Arkle Drive

Coventry | CV2 2EF



Wow - Check Out the Virtual Tour Emma Sheridan is excited to offer for the very first time this truly unique, immaculate and beautifully presented family home. Tucked away within an exclusive gated setting in the heart of Walsgrave, shared by just two homes, this substantial and beautifully balanced residence delivers style, space and versatility on an impressive scale. Extending to approximately 3,000 sq ft and constructed in 2005 by the current owners, this remarkable home has been designed for modern living, offering bright and airy interiors, flowing reception spaces and an incredibly flexible layout that can effortlessly adapt to growing families, multi-generational living or those seeking dedicated work-from-home accommodation.

Arkle Drive

£675,000 Freehold



- First Time To Market – Individually Built By The Current Owners In 2005
- Exclusive Gated Private Driveway Serving Just Two Executive Homes
- Self-Contained Annex With Private Entrance, Lounge, Kitchen, Bedroom And Shower Room
- Extensive Parking, Detached Garage And Generous Rear Garden
- Immaculate And Beautifully Presented Throughout, Extending To Approximately 3,000 Sq Ft
- Highly Versatile Layout With Up To Six Bedrooms And Multiple Reception Areas
- Bright, Spacious And Flowing Family Accommodation Ideal For Modern Living
- Prime Walsgrave Location Close To Excellent Schools, University Hospital And Major Road Networks

ARKLE DRIVE

Approximate Gross Internal Area 3223 sq ft / 299.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band E

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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