



Connells

Crediton Close
Coventry



Property Description

A beautifully presented four-bedroom detached family home, occupying a prime position within a highly sought-after cul-de-sac in the prestigious Styvichal area of Coventry.

The welcoming entrance hall leads to a spacious dual-aspect lounge, flooded with natural light and featuring attractive Karndean flooring together with a stylish gas fireplace and media wall - an ideal space for both relaxation and entertaining.

The heart of the home is the superb open-plan kitchen and dining area, thoughtfully designed with a comprehensive range of fitted units, integrated appliances, and ample space for family dining. A separate utility room, enhanced by a full-length fitted crockery and storage shelf, provides valuable additional storage and practicality, while a convenient guest cloakroom completes the ground floor accommodation.

To the first floor, the generous principal bedroom benefits from fitted wardrobes & a en-suite shower room. Two double bedrooms feature bespoke Hammond wardrobes. The fourth bedroom provides flexible accommodation and a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys excellent kerb appeal with a front garden, driveway parking and a recently installed EV charging point. The private rear garden offers an attractive patio area leading onto a substantial lawn bordered by mature planting, creating an ideal setting for outdoor entertaining and family enjoyment.

Approach

Double glazed entrance door to:

Entrance Hall

Double glazed entrance door, Karndean flooring, radiator, stairs rising to first floor, doors to principal rooms.

Lounge

Dual aspect double glazed windows to front and rear, double glazed door to rear aspect, Karndean flooring, gas fireplace with media wall, railed plant hangers, fitted insulated blinds to glazed areas, radiator.

Kitchen/Diner

Range of wall and base mounted units, integrated appliances, gas hob with extractor hood, electric oven, integrated dishwasher, 1.5 bowl stainless steel sink with drainer, Karndean flooring, recently installed Ikea open shelves, understairs storage cupboard, double glazed windows to front and rear, central heating boiler, radiator, door to utility room.:

Utility Room

Wall and base mounted units, full-length fitted crockery and storage shelf, plumbing for washing machine, stainless steel sink with drainer, double glazed door to rear garden

Guest Cloakroom

Low-level WC, wash hand basin, radiator, double glazed window.

First Floor Landing

Double glazed window to side aspect, access to loft space, airing cupboard, doors to all bedrooms

Bedroom One

Double glazed windows to rear aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Double shower cubicle, low-level WC, wash hand basin, extractor fan, radiator

Bedroom Two

Double glazed window to front aspect, recently fitted bespoke Hammonds wardrobes, dedicated workstation, open aspects over adjacent green space, radiator

Bedroom Three

Double glazed window to front aspect, recently fitted bespoke Hammonds wardrobes, dedicated workstation, open aspects over adjacent green space, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator.

Bathroom

Fully tiled, bath with overhead shower, low-level WC, wash hand basin, extractor fan, radiator.

Outside

Lawned garden with borders, driveway parking for up to three vehicles, recently installed EV charging point, access to garage

Patio area leading to substantial lawned garden with mature planted borders, timber garden shed.

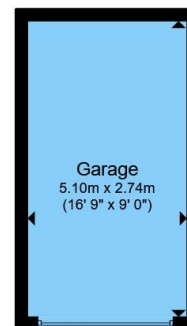
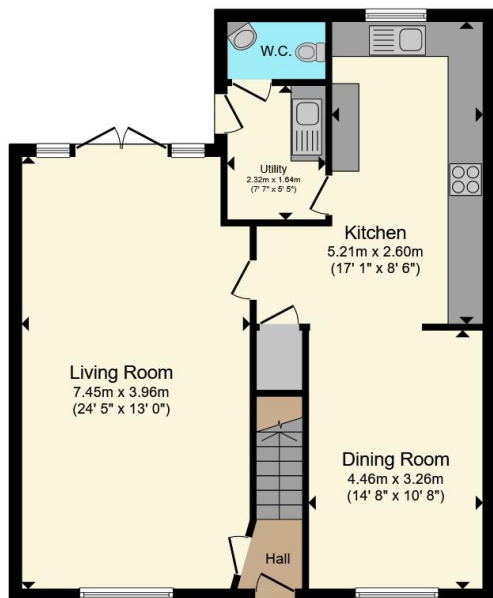
Garage

Up-and-over door, power and light connected.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

First Floor

Garage

Total floor area 145.7 m² (1,569 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



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view this property online connells.co.uk/Property/COV323993

directions to this property:

Conveniently located within easy reach of the A45 and A46, providing excellent access to Coventry city centre, Train station, Warwick, Leamington Spa, and the wider motorway network. Creden Close is situated off Exminster Road in the desirable Styvechale area of Coventry. Sat-nav postcode: CV3 5PX

EPC Rating: C Council Tax
Band: E

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.

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