

**4 Bedroom House - Detached**  
**located on Old Farm Lane, Coventry**  
**Offers Over £450,000**

**UP Estates**





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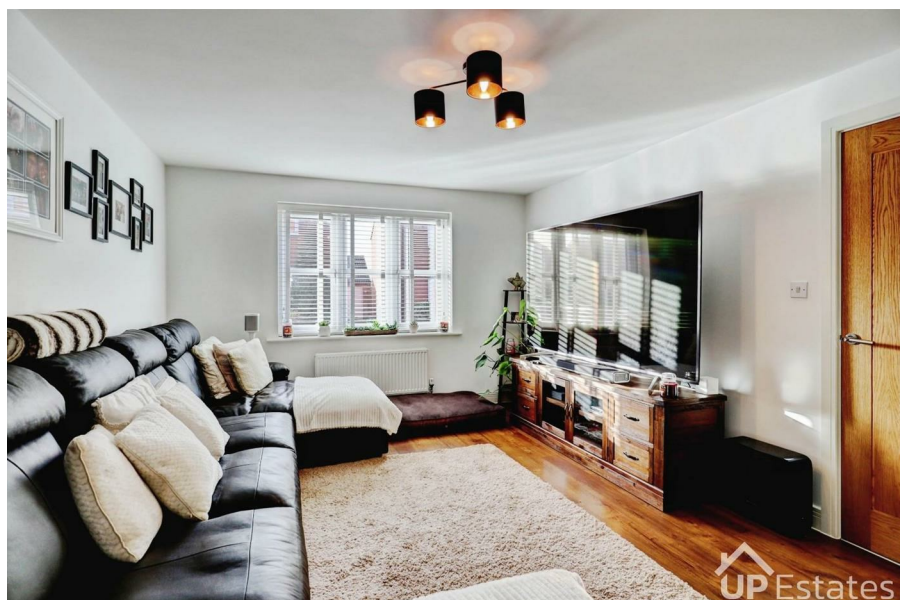


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**\*\* EXTENDED, HIGH SPECIFICATION, DETACHED FAMILY RESIDENCE - FOUR/FIVE BEDROOMS - THREE BATHROOMS - THREE RECEPTION ROOMS - 6 SEATER HOT TUB INCLUDED - GARAGE & DRIVEWAY \*\*** This is an exceptional opportunity to purchase an extended and much improved, beautifully presented detached family home nestled away in a quiet development off of Wilsons Lane, surrounded by amenities and transport links. Viewing is essential to appreciate the quality and space this home has to offer, boasting oak doors throughout, oak/glass balustrade, bi-folding doors and skylights, granite kitchen work surfaces, a range of integral appliances to just name a few! This property very briefly comprises; driveway, garage, porch, entrance hall, family room, study/bedroom five, open plan kitchen extended lounge dining room boasting additional shower room/WC/utility, followed by the private garden which includes a six person hot tub all to the ground floor. On the first floor off of the landing are four good sized bedrooms, bedroom one boasting ensuite shower room and finally there is the family bathroom. This property has been extended and much improved to a high standard throughout.

## Offers Over £450,000

- HIGH SPECIFICATION DETACHED FAMILY HOME
- FOUR/FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- EXTENDED OPEN PLAN LIVING KITCHEN DINER
- PRIVATE GARDEN
- GARAGE & DRIVEWAY
- EPC RATING B
- COUNCIL TAX BAND D





#### **FRONT ASPECT**

An attractive detached family home with access to the garage, driveway and door into porch.

#### **PORCH**

With door into entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with doors leading to accommodation and stairs ascending to the first floor.

#### **FAMILY ROOM**

11'5" x 16'3"

A large family room with double glazed windows and central heated radiator.

#### **STUDY/BEDROOM FIVE**

8'6" x 9'3"

A versatile room currently utilised as a fifth double bedroom, having double glazed window and central heated radiator.

#### **KITCHEN**

19'4" x 12'1"

A stunning refitted modern kitchen boasting a matching range of wall and base mounted units including larder with granite worksurfaces over including central island, central heated radiator, integrated appliances including; two ovens, induction hob, inset sink with spray tap & dishwasher with space and plumbing for appliances. There are doors opening to the WC shower utility, storage cupboard and the room flows through to the extended lounge dining area.

#### **EXTENDED LOUNGE DINER**

25'1" x 11'11"

A bright and spacious room as the result of a rear extension, benefitting from two double glazed skylights, b-folding doors and double glazed window to the rear aspect, door leading to the driveway, central heated radiator and ample space for furnishings.







#### **WC SHOWER ROOM UTILITY**

5'9" x 10'3"

A refurbished modern room benefitting from being tiled throughout, having walk in shower, hand wash basin, WC, central heated towel rail and space/plumbing for appliances.

#### **REAR ASPECT**

A good sized private garden being paved with fenced boundary.

#### **LANDING**

With doors leading to accommodation, newly decorated staircase, glass/oak balustrade and stairs rising from the ground floor.

#### **BEDROOM ONE**

11'6" x 16'1"

A double bedroom with double glazed window, central heated radiator, integrated wardrobe storage and door to ensuite shower room.

#### **ENSUITE**

8'0" x 3'10"

Boasting shower cubicle, hand wash basin, central heated radiator & low level WC.

#### **BEDROOM TWO**

13'9" x 12'1"

A double bedroom with double glazed window, central heated radiator and integrated wardrobe storage.

#### **BEDROOM THREE**

8'0" x 12'1"

A double bedroom with double glazed window & central heated radiator.

#### **BEDROOM FOUR**

10'3" x 8'9"

A double bedroom with double glazed window & central heated radiator.

#### **BATHROOM**

6'6" x 8'9"

Having panelled bath with shower over, low level WC, pedestal hand wash basin, central heated radiator and opaque double glazed window.

#### **GARAGE**

10'2" x 19'11"

Benefitting from power, lighting, door to the garden and up-and-over door to the front aspect.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Old Farm Lane, Longford, Coventry





Total Area: 160.0 m<sup>2</sup> ... 1723 ft<sup>2</sup> (excluding garage with power & lighting)

All measurements are approximate and for display purposes only

## CONTACT

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