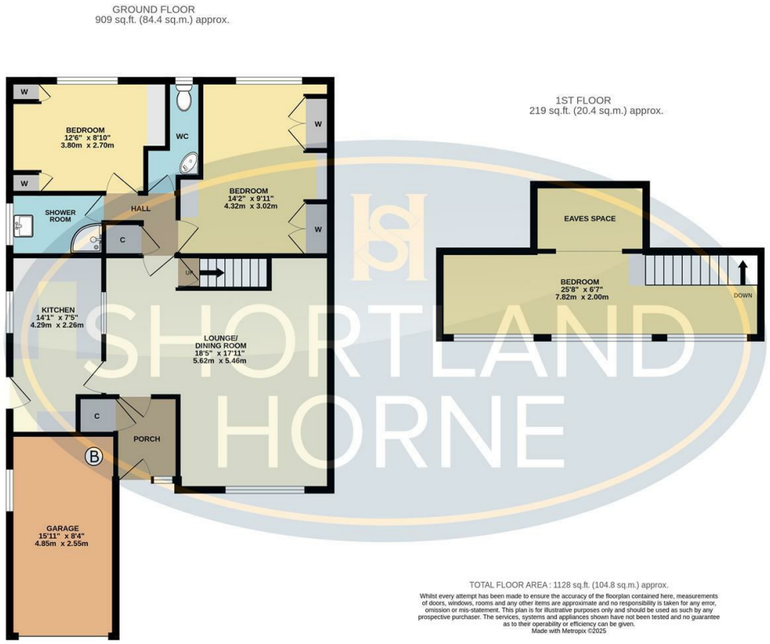
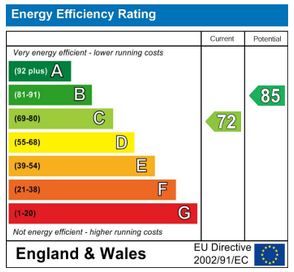
Floor Plan



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

EPC



DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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call: 02476 442 288
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visit: shortland-horne.co.uk

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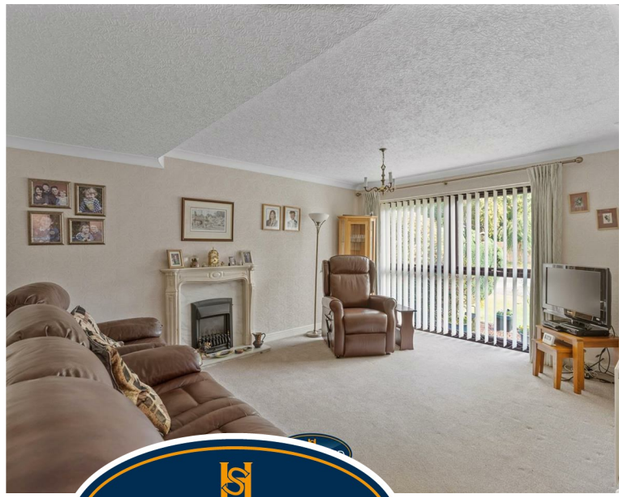

SHORTLAND HORNE

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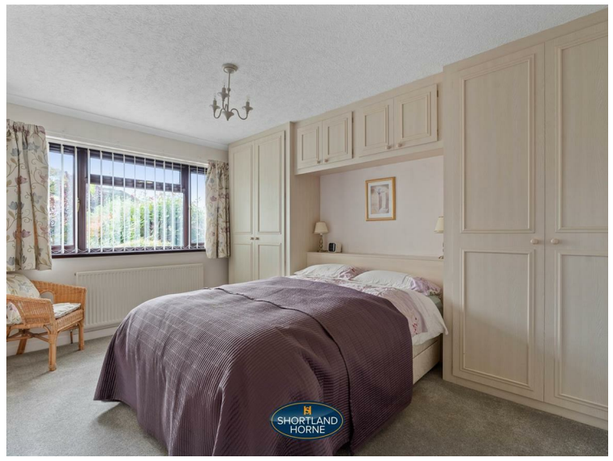
Carnegie Close

CV3 4GE



£275,000 Offers Over

Bedrooms 3
Bathrooms 1

This charming three-bedroom detached home offers a rare opportunity for a move-in-ready lifestyle with no onward chain. Nestled within the peaceful and welcoming enclave of Carnegie Close. Built in warm, traditional brick, the property exudes a timeless character while seamlessly combining comfort and practicality for modern living. A quiet, friendly street sets the scene, where neighbours exchange smiles and the gentle hum of daily life drifts through the air, offering a sense of belonging from the very first glance.

Step inside, and you are immediately greeted by the light-filled, L-shaped lounge, where sunlight streams through large windows, casting a warm, inviting glow across the room. The clever layout encourages both relaxation and entertainment, whether curling up with a favourite book, enjoying a film night, or hosting friends for coffee and conversation. Every corner of the lounge whispers comfort, and the versatile space invites creative furniture arrangements to suit your lifestyle.

Flowing effortlessly from the lounge, the kitchen combines functionality with understated elegance. Equipped with an integrated fridge-freezer, four-ring gas hob, and eye-level oven and grill, it caters perfectly to both the casual cook and the seasoned culinary enthusiast. Ample counter space and clever storage solutions mean meal preparation is a joy, while the practical layout ensures a seamless transition from cooking to dining.

The ground floor also accommodates two generously proportioned bedrooms, each bathed in soft, natural light and finished in soothing tones that encourage rest and rejuvenation. Ample wardrobe space enhances their practical appeal, making them perfect retreats after a busy day. A modern shower room, styled with sleek contemporary fixtures, provides both convenience and a touch of indulgence, while a separate WC with vanity adds further practicality for busy households.

Ascending to the first-floor loft bedroom, which spans the full width of the property, you are met with a flexible and airy space. A cosy cubby hole tucked into the eaves offers a whimsical nook for storage or a quiet corner for reflection, adding character and charm to this upstairs sanctuary.

The true jewel of this home lies beyond the walls, in the rear garden, a lush and private haven where nature and tranquillity flourish. A mix of manicured lawn, colourful flowerbeds, and mature shrubs invites leisurely afternoons spent tending the garden, playing with children, or simply savouring alfresco dining under the open sky. Whether hosting summer gatherings or enjoying a quiet cup of tea, this outdoor space embodies serenity and charm in equal measure.

Practicality meets convenience with an integral garage fitted with an electric door, providing secure parking and additional storage. A driveway to the front accommodates two cars comfortably, ensuring ease for residents and guests alike.

Carnegie Close offers enviable access to a wealth of local amenities. The nearby Airport Retail Park and the expansive Asda on London Road make everyday errands effortless, while families will appreciate proximity to reputable schools. Fitness enthusiasts can indulge in the facilities of the nearby David Lloyd Health & Racquets Club, offering tennis, squash, badminton, a fully equipped gym, swimming pool, spa facilities, and beauty treatments. Excellent road links, including the A46, provide swift travel to Coventry city centre and beyond, making commuting a breeze.

GROUND FLOOR	
Porch	
Lounge/Dining Room	18'5 x 17'11
Kitchen	14'1 x 7'5
Inner Hall	
Bedroom 1	14'2 x 9'11
Bedroom 2	12'6 x 8'10
Shower Room	
WC	
SECOND FLOOR	
Bedroom 3	25'8 x 6'7
OUTSIDE	
Garage	15'11 x 8'4
Rear Garden	
Driveway	