

4 Bedroom House - Terraced
located on Himbleton Drive,
Coventry
£310,000

**UP Estates**



**** No Forward Chain - Deceptively Spacious & Immaculately Presented Family Home - Garage Converted To Versatile Reception Room - WC, Ensuite & Family Bathroom - Tucked Away Within A Sought After Quiet Cul De Sac **** This is an exceptional opportunity to purchase a beautifully presented, deceptively spacious family home tucked away in a very quiet cul de sac, three houses in. Ideally situated within easy reach of local shops, highly regarded schools, and the beautiful open spaces of Coombe Abbey Country Park, this impressive property offers both convenience and a wonderful lifestyle setting.

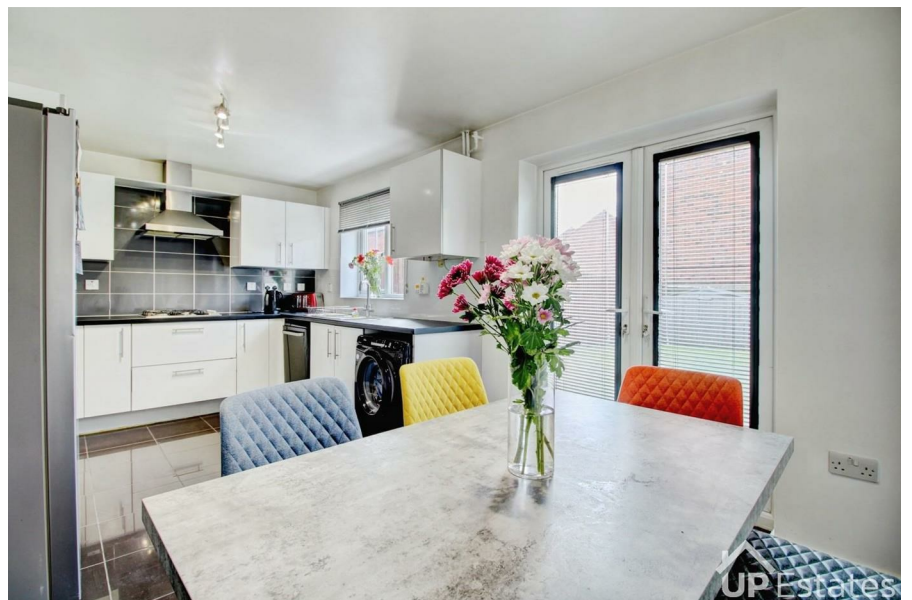
Arranged over three generously proportioned floors, the home provides flexible and versatile accommodation to suit growing families or those needing extra space. Step inside to a welcoming entrance hall featuring quality flooring, leading through to a spacious versatile sitting room, created through a clever garage conversion. Furthermore you're welcomed into the contemporary kitchen diner, thoughtfully designed with ample worktop space, an integrated gas hob, extractor, oven, and grill, along with room for additional appliances. French doors open seamlessly onto the rear garden, creating an ideal flow for indoor-outdoor living. Completing the ground floor is a handy WC.

The first floor boasts a bright and expansive family living room, perfect for cosy evenings or social gatherings. Also on this level is the impressive main bedroom, complete with built-in wardrobes and a beautifully re-fitted en-suite shower room.

The top floor hosts three further well-proportioned bedrooms, all filled with natural light, alongside a modern family bathroom.

Externally, there is convenient off-road parking for two vehicles to the front aspect. To the rear, a private garden combines patio and lawn areas, complete with gated rear access.

This is a fantastic opportunity to secure a spacious, flexible, beautifully presented home in a highly desirable location, with no forward chain, call now!



£310,000

- NO FORWARD CHAIN
- GARAGE CONVERTED RECEPTION ROOM
- DECEPTIVELY SPACIOUS THROUGHOUT
- QUIET CUL DE SAC LOCATION
- TWO CAR DRIVEWAY
- LIGHT-FILLED FAMILY HOME
- WC, ENSUITE & FAMILY BATHROOM
- SOUGHT AFTER LOCATION



LOCATION

Situated on the well-regarded Coombe Fields development, this home is ideally placed for commuting to Coventry, Birmingham and Leicester and further afield via the M6, M69, M45, M1". As well as close proximity to University Hospital Coventry & Warwickshire.

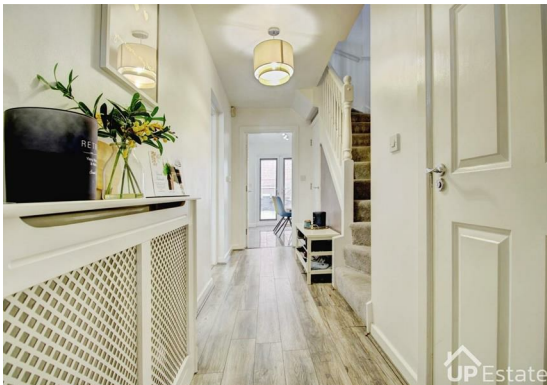
Supermarkets and a variety of shops and a local gym are available within walking distance at Binley's Warwickshire Shopping Park furthermore, this family home is also within the catchment area for a number of schools including Clifford Bridge Academy within walking distance, St Gregory's Catholic Primary and Caludon Castle Secondary School.

IMPORTANT NOTE TO PURCHASERS



Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

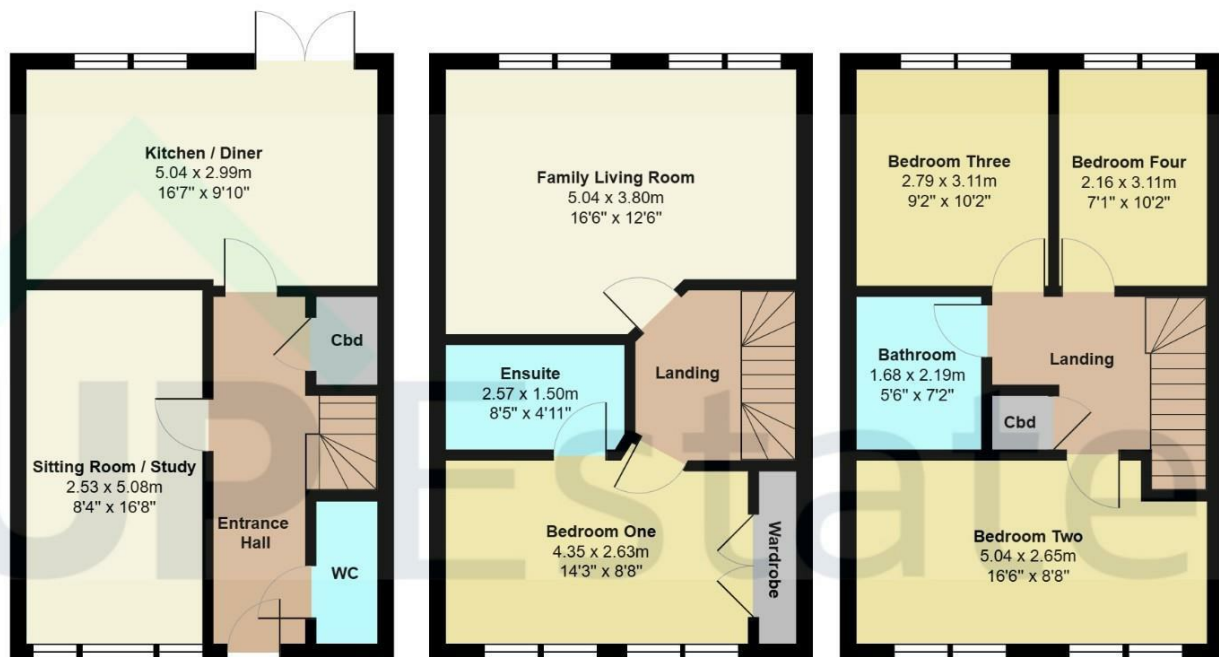


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Himbleton Drive, Coventry



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Total Area: 124.8 m² ... 1343 ft²

All measurements are approximate and for display purposes only

CONTACT

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