26 Marconi Close, Copsewood Estate, Coventry, CV3 1QE

Offers in the region of £560,000



A Stunning Extended Detached Four Bed Family Home
Popular Location within Close Proximity to Local Amenities & Motorway Links
Newley Re-Fitted Open Plan Kitchen Diner With a Large Island & Snug
Large Lounge to the Front & Additional Study
Ground Floor WC + Utility
Four Good Size Bedrooms all with Built In Wardrobes
Re-Fitted Family Bathroom & En -Suite
Detached Double Garage with 2nd Kitchen/Utility
Driveway for Four Vehicles with Direct Access to Garage
Private Rear Garden
Mature Trees to the Front
Gas Central Heating & UPVC Double Glazing

Entrance
New Front door to:

Porch
1.6m (5' 3") x 1.2m (3' 11")
Space for storage, double glazed door into:

Hallway
Central heating radiator, doors to: lounge, study, ground floor WC, extended kitchen diner, under stairs storage & stairs off to the first floor.

Lounge
5.7m (18' 8") x 3.9m (12' 10")
Two central heating radiators, UPVC double glazed bay window to the front, UPVC double glazed window to the side & double doors to the dining area.

Study
2.0m (6' 7") x 3.6m (11' 10")
Central heating radiator & a UPVC double glazed window to the front.

Ground Floor WC
2.0m (6' 7") x 0.9m (2' 11")
Low level WC, hand wash basin, central heating radiator & a UPVC double glazed window to the side.

Extended Open Plan Kitchen Diner & Snug
5.9m (19' 4") x 8.7m (28' 7") (max)
Re-Fitted stylish Kitchen with ample wall & base units with quartz worktops over and splashbacks, large island with space for four diner & storage below, Integrated 'Bosch' five ring gas burner with 'Bosch' extractor over, Integrated dish washer, two Integrated oven & grills & Integrated air fryer, black sink unit with flexible hose & space for American Fridge/Freezer. There is underfloor heating in the extension, a modern electric fire with storage either side, space for a large dining table, Bifold doors onto the patio, two UPVC double glazed windows to the rear & side, two Velux windows & an archway to the Utility:







Utility
1.4m (4' 7") x 2.0m (6' 7")
Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for washing machine, central heating radiator, composite door to the side access.

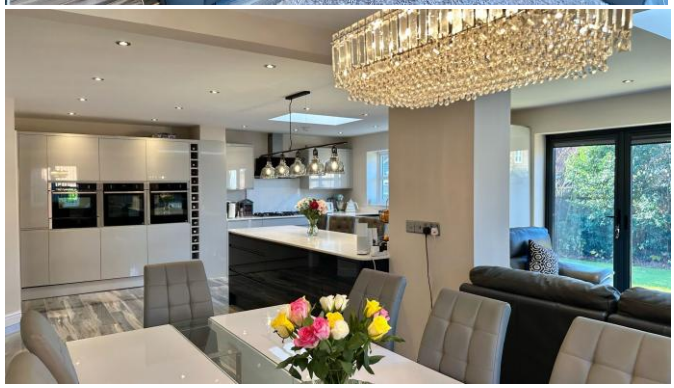


Landing
Doors off to all rooms, central heating radiator, airing cupboard housing water tank & access to the loft.

Master Bedroom
3.9m (12' 10") x 3.6m (11' 10")
Central heating radiator, two double built in wardrobes & a single built in wardrobe, UPVC double glazed window to the front & a door to the En-suite:



En-Suite
2.8m (9' 2") (max) x 1.8m (5' 11") (max)
Low level WC, vanity sink unit with storage below, walk in shower cubicle with rainfall shower & secondary hose, partly tiled walls, black towel radiator & a UPVC double glazed window to the side.



Bedroom Two
4.3m (14' 1") x 2.9m (9' 6")
Central heating radiator, double built in wardrobe & one single built in wardrobe, two UPVC double glazed windows to the front.

Bedroom Three
3.4m (11' 2") x 3.1m (10' 2")
Central heating radiator, Juliette balcony doors to the side, UPVC double glazed window to the rear, double built in wardrobe & a single wardrobe.



Bedroom Four
2.7m (8' 10") x 2.4m (7' 10") (max)
Central heating radiator, built in double wardrobe & a UPVC double glazed window to the rear.

Re-Fitted Family Bathroom
2.3m (7' 7") x 1.9m (6' 3")
Low level WC, vanity sink unit with storage below, corner shower cubicle with rainfall shower, secondary hose & shower niche, tiled bath with hose & bath niche, UPVC Double glazed window to the rear & black towel radiator, fully tiled walls & floor.



Rear
A private & well maintained rear garden which has a patio for outdoor seating/dining, pathway leading to the rear access & garage, a wooden shed, mostly laid to lawn with mature shrub boarders and trees. Rear parking for four vehicles with direct access to a detached double garage & an EV charging point.

Front
Well kept lawn areas with mature trees & shrub boarders with a walk way leading to Woodlands.

AGENTS NOTES
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD
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Estate, Coventry, CV3 1QE















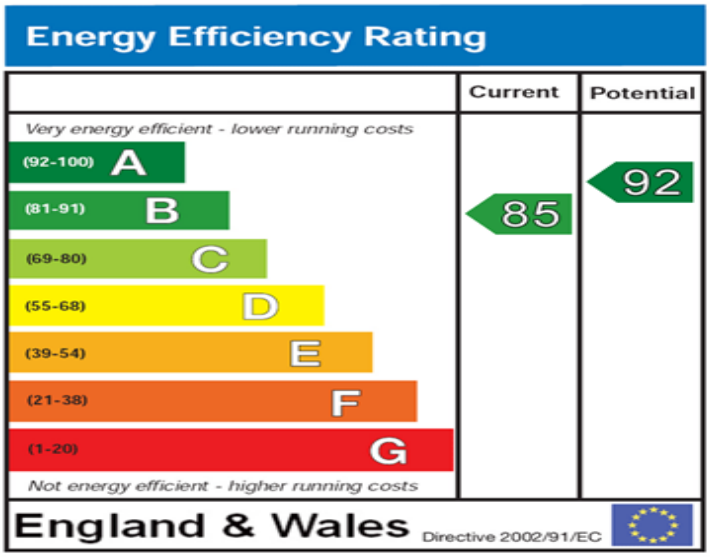






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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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