




SHORTLAND
HORNE

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Armorial Road
CV3 6GH

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Set within a substantial plot and enjoying an attractive position, this impressive detached family home offers over 2,000 sq ft of versatile living accommodation, combining generous room proportions with excellent outdoor space. The property benefits from an extensive in-and-out driveway providing ample off-road parking for multiple vehicles, an integral garage, and beautifully maintained enclosed gardens that create a wonderful setting for family life and outdoor entertaining.

The accommodation is arranged over two floors and is ideally suited to modern family living. Upon entering, a welcoming entrance hall leads through to the principal reception rooms. The spacious main living room provides an excellent space for relaxing and entertaining, while a second reception room offers flexibility as a formal lounge, snug, playroom or home office depending on individual requirements. The separate dining room enjoys a central position within the home and provides the perfect setting for family meals and social gatherings, with easy access to the kitchen.

The fitted kitchen is well proportioned and offers ample space for food preparation and storage, creating a practical and functional hub of the home. A useful ground floor cloakroom/WC and internal access to the garage further enhance the practicality of the layout.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms, all offering comfortable accommodation for family members and guests alike. The principal bedroom enjoys a generous footprint, whilst the remaining bedrooms provide flexibility for growing families, guest accommodation or home working. Two family bathrooms serve the first floor, ensuring convenience for busy households.



selling quality
property since 1995








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Dimensions

Ground Floor

Entrance Hall

Living Room

4.88m x 4.88m

Dining Room

3.33m x 5.79m

Kitchen

2.49m x 5.77m

Snug

2.36m x 4.17m

Lean To

1.22m x 5.66m

WC

First Floor

Master Bedroom

2.82m x 5.87m

Ensuite

3.02m x 2.06m

Bedroom Two

3.71m x 3.73m

Bedroom Three

3.30m x 3.30m

Bedroom Four

2.97m x 3.63m

Family Bathroom

4.09m x 1.65m

External

Garage

3.10m x 5.54m

Floor Plan



Total area: sq ft

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

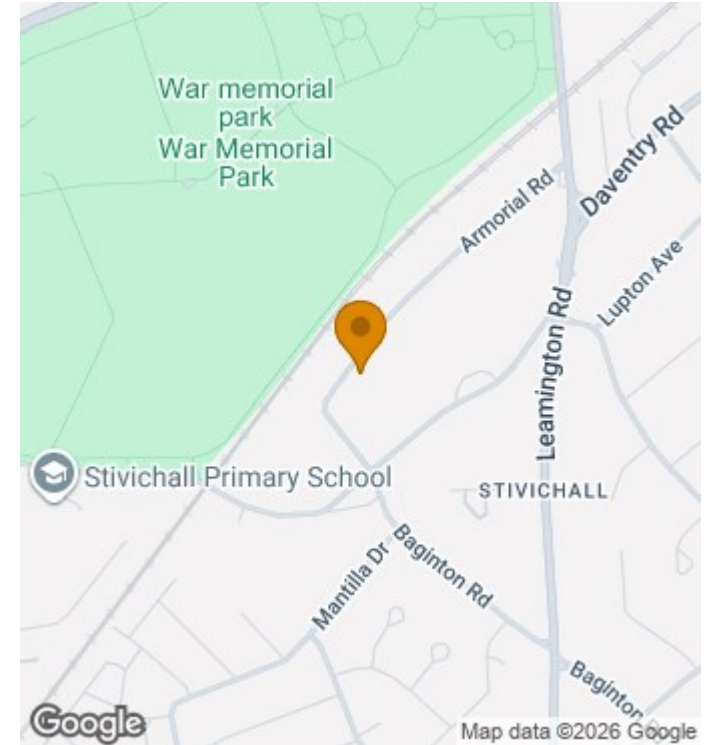
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

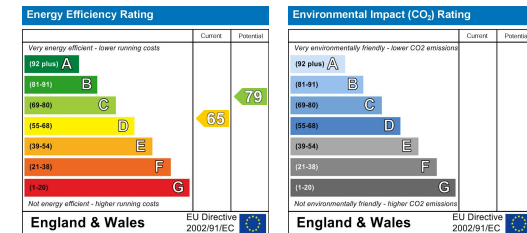
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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