



Connells

Pembroke Sephton Drive
Longford Coventry



Property Description

This stunning four-bedroom detached home has been carefully designed for modern living with single garage, and driveway with two parking spaces. With Arena Shopping Park and excellent access to the M6 motorway network close by, this home truly combines tranquil living with unbeatable convenience. The accommodation briefly comprises: ground floor guest cloakroom, lounge, study, fitted kitchen with built-in appliances and a utility room. To the first floor there are four bedrooms, (bedroom one with en-suite) and a family bathroom.

Approach

Front door.

Entrance Hall

Stairs to first floor and doors to;

Guest Cloakroom

Tiled, comprising wash hand basin, toilet, radiator and extractor fan.

Lounge

Double glazed window to the front and side elevations and radiator.

Study

Double glazed window to the front elevation, radiator and laminate flooring.

Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to the side and rear elevations.

Utility Room

Base mounted unit with single drainer stainless steel sink unit, plumbing for washing machine and double glazed door to the side elevation.

First Floor Landing

Loft hatch, cupboard and radiator.

Bedroom One

14' x 11' 1" max (4.27m x 3.38m max)
Double glazed window to the front elevation and radiator.

En-Suite Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation.

Bedroom Two

10' 11" x 9' 4" (3.33m x 2.84m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear & side elevations and radiator.

Bedroom Four

Double glazed window to the front elevation and radiator.

Family Bathroom

Tiled, comprising bath, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the rear elevation.

Outside

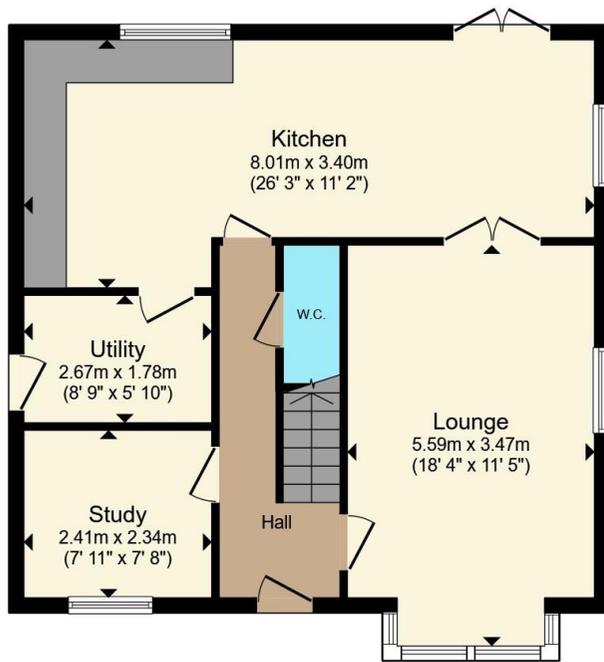
Rear Garden

Paved patio with side access.

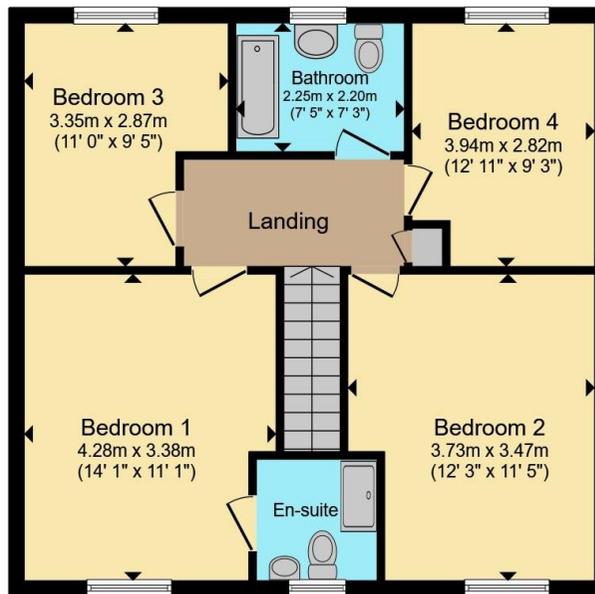
Garage

Up & over door and personal door to the rear garden.





Ground Floor



First Floor



Total floor area 126.0 m² (1,356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating:
 Exempt

view this property online connells.co.uk/Property/COV323269

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323269 - 0004