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Allesley CV5 9PY

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An Impressive, Nearly New Four-Bedroom Detached Family Home with Two En-Suites, Detached Garage and Garden Log Cabin – Hollyberry Way, Allesley

Shortland Horne are delighted to present this superbly appointed, modern four-bedroom detached family home, situated within the highly desirable Allesley area of Coventry. Constructed approximately two years ago, this impressive property offers all the benefits of a nearly new home, including contemporary accommodation, modern construction standards and the added reassurance of the remaining NHBC building warranty.

Offering approximately 1,630 sq ft of accommodation as indicated on the floorplan, including the garage and garden log cabin, this fantastic home has been thoughtfully designed with modern family living in mind. Boasting four well-proportioned bedrooms, two en-suite shower rooms, a family bathroom, a superb open-plan kitchen/diner and an exceptionally spacious living room, the property provides an excellent balance of practical everyday living and entertaining space. Externally, the property further benefits from a driveway providing off-road parking, access to a detached garage and an attractive garden featuring a versatile log cabin.

Positioned on the opposite side of the hallway is the fantastic open-plan kitchen and dining area, which extends to over 28 feet in length. This superb space really is the heart of the home, offering an excellent environment for cooking, dining and socialising. The kitchen provides a generous amount of space for fitted cabinetry, work surfaces and appliances, while the dining area comfortably accommodates a family dining table, making it ideal for both everyday meals and entertaining friends and relatives.

Further enhancing the practicality of the ground floor is a separate utility room, providing valuable additional space for laundry appliances and household storage, together with access towards the rear garden. A convenient ground-floor WC completes the accommodation at this level.

To the first floor, the spacious landing provides access to four bedrooms, two en-suite shower rooms and the family bathroom. The bedroom accommodation is particularly appealing, offering excellent flexibility for growing families, visiting guests or those requiring dedicated space to work from home.

The principal bedroom is a generous double room benefiting from its own private en-suite shower room, creating a comfortable and convenient retreat. A further particularly spacious double bedroom also enjoys the luxury of an en-suite shower room, a fantastic feature for larger families or households requiring additional privacy.

The remaining two bedrooms are both well-proportioned and versatile, making them

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Dimensions

GROUND FLOOR

Entrance Hallway
2.95m x 2.16m

W/C
1.57m x 1.17m

Living Room
6.83m x 3.12m

Kitch/Diner
8.61m x 2.95m

Utility Room
2.01m x 1.93m

FIRST FLOOR

Bedroom
3.94m x 3.84m

En-Suite
1.65m x 2.29m

Bedroom
3.45m x 3.81m

En-Suite
1.65m x 2.29m

Bedroom
2.97m x 3.02m

Bedroom
2.79m x 2.34m

Bathroom
1.96m x 1.68m

OUTSIDE

Garage
6.10m x 3.10m

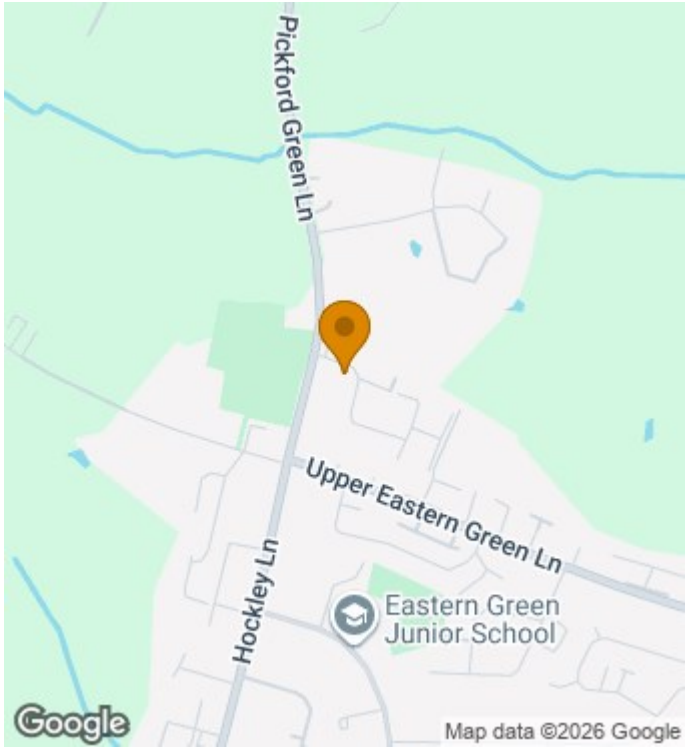
Log Cabin
3.89m x 2.41m

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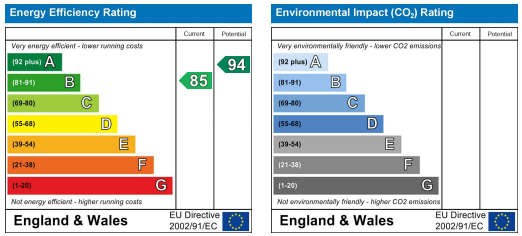
Floor Plan



Location Map



EPC



Total area: 1630.00 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 ccordance 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.

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