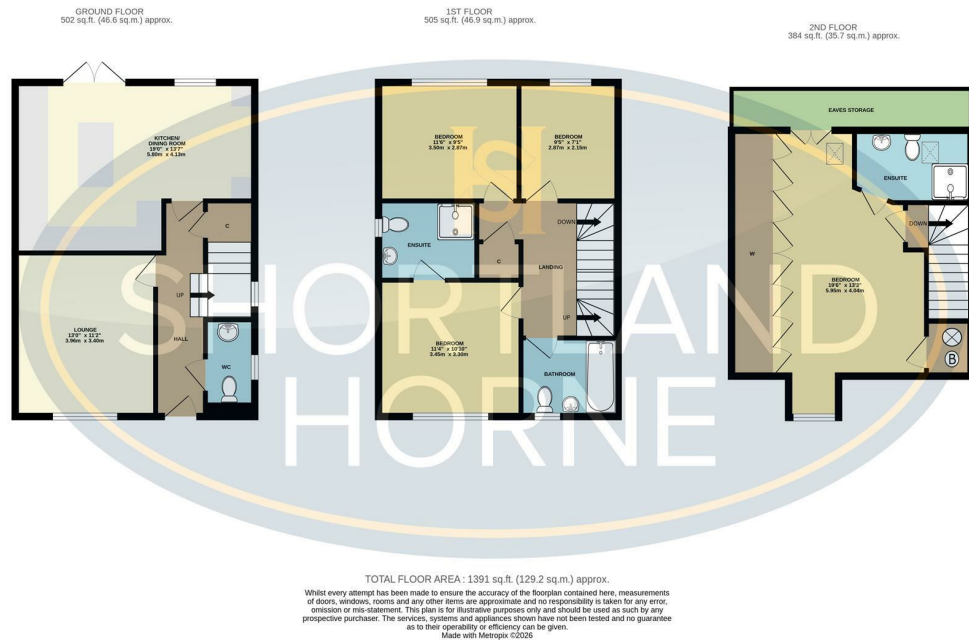


Floor Plan



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

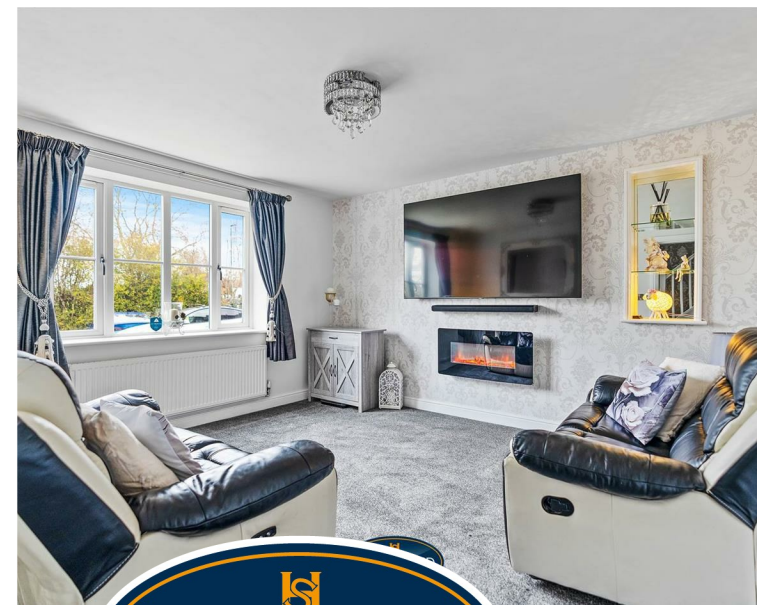
Appliances

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.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Binley Road
Binley CV3 2DQ



£440,000

Bedrooms 4
Bathrooms 3

Set quietly back from Binley Road behind a mature hedge, this beautifully kept detached home instantly feels like somewhere special. There is a reassuring sense of calm as you pull into the two private parking spaces, knowing this is a genuinely move-straight-in kind of house, the sort that lets you exhale the moment you arrive.

Step inside and you are met with light, warmth and a wonderfully homely atmosphere. The tiled hallway flows effortlessly through the ground floor, with a cleverly added understairs cupboard providing discreet, practical storage. This draws you naturally towards the heart of the home, a bright and sociable kitchen-diner designed for real family life. Thoughtful kitchen amendments have enhanced both style and function, with built-in appliances including a washing machine, dishwasher, oven and microwave neatly tucked away, and a five-ring gas hob taking centre stage for anyone who loves to cook.

Inset ceiling spotlights keep the space feeling light and modern, while a classic metro-tiled splashback adds texture and timeless appeal. A small central island creates a natural gathering point for coffee, conversation or a quick bite, and there is still plenty of room for a proper dining table, perfect for everything from midweek meals to weekend entertaining. It is a kitchen that genuinely works hard without ever losing its relaxed, welcoming feel.

French doors open out onto the rear garden, now elevated by a recently improved patio area that is perfectly set up for alfresco dining, summer barbecues and relaxed evenings with friends. Steps rise to a lush lawn offers space for children to play or for quiet moments soaking up the sunshine. It is a cheerful, private outdoor space that feels like a natural extension of the home.

Back inside, the living room offers a cosy contrast. A warm feature wall adds depth and character, while generous proportions allow plenty of room for comfortable seating around the fire. It is a space made for switching off, catching up and settling in.

Arranged over three thoughtfully planned storeys and extending to almost 1,400 square feet, the accommodation is both flexible and light-filled. The first floor hosts a lovely double bedroom with its own en-suite, alongside a further double bedroom and a very generous single bedroom which could be used as a nursery, study or hobby room, a modern family bathroom and additional storage.

The top floor is a real retreat. A plush carpet and beautiful bespoke fitted wardrobes maximise space and style, and the addition of window aperture shelving adds a lovely finishing touch, perfect for books, plants or personal touches. Completing the suite is a pristine en-suite shower room, offering a little everyday luxury.

The location quietly enhances everything. Several well-regarded primary schools are within walking distance, Stoke Park Secondary School is close by, and Caludon Castle Park and University Hospital are just a short drive away. Tucked within a small development of just four detached homes, the setting feels private and community-minded without being remote.

Overall, this is a light-filled, beautifully maintained family home with real soul, a place made for entertaining, unwinding and growing into. Warm, stylish and effortlessly liveable, it is the kind of house that does not just look good, it feels good too.



GROUND FLOOR

WC

Lounge

13' x 11'2

Kitchen/Dining Room

19' x 13'7

FIRST FLOOR

Bedroom 2

11'4' x 10'10

En-Suite

Bedroom 3

11'6' x 9'5

Bedroom 4

9'5 x 7'1

SECOND FLOOR

Bedroom 1

19'6 x 13'3

En-Suite

OUTSIDE

Rear Garden

2x Allocated Parking Spaces