



The Arboretum, Gibbett Hill, Coventry. CV4 7HX

Asking Price £850,000

- Immaculately Presented Executive Detached House
- Extended Fitted Kitchen With Integrated Appliances
- Five Bedrooms And Two Refitted Bathrooms
- Leaded uPVC Double Glazing Throughout
- No Onward Chain
- Three Reception Rooms And Cloakroom
- EPC Rating D - 67
- Generous Utility Room And Boot Room
- Exclusive Cul-De-Sac On Gibbet Hill
- Coventry City Council Tax Band G

The Arboretum, Coventry

Located on the southern outskirts of Coventry, Gibbet Hill is an area of predominantly executive detached houses and bungalows. Adjacent to Warwick University and in particular their advanced research facilities this housing development is renowned for attracting academics from across the world with ease of access not only to Warwick University, but also Warwick Business Park.

Offered with no onward chain this executive detached house is situated in a quiet backwater on Gibbet Hill, Coventry. Having been extended and modernised by the current owner the property provides generous accommodation arranged over two floors. Benefitting double glazing and gas central heating the accommodation comprises a recessed porch, central hallway with cloakroom and doors off to the three reception rooms and refitted and extended kitchen with a large utility and boot room.

On the first floor are five well proportioned bedrooms, a refitted en-suite bathroom and further family bathroom.

Outside is a block driveway providing hardstanding that leads to a single side garage. The rear garden has a large terrace/patio that leads directly off the house and a large formal lawn which is enclosed by panelled fencing.



5



2



3



D

Council Tax Band: G



Approach

The open plan fore garden leads to the recessed porch with tiled flooring and downlighters.

Entrance Hallway

Entered through a black composite door with side light window. Central staircase rises to the first floor with barley twist spindles. Radiator and doors leading off to:

Cloakroom

Refitted with a white suite that consists a close coupled wc and a wall hung vanity wash hand basin. Tiling to floor and walls, chrome heated towel rail and a frosted window.

Study

10'9" x 8'1"

With a window to the fore with a radiator beneath. The fitted office furniture comprises a desk, drawer units, wall cabinets and shelving unit.

Lounge

22'9" x 13'4"

With a window to the fore with a radiator below and French doors onto the rear garden. Three wall light points and a focal point provided by a stone fireplace with matching hearth and housing a coal effect gas fire. Further radiator.

Dining Room

14'9" x 11'10"

Windows to the rear, radiator and twin wall lights.

Extended Breakfast Kitchen

18'5" max x 20'11" max

The kitchen is comprehensively fitted with a range of high gloss wall and base units. Having dark granite counters with matching upstands and an inset double bowl sink unit with monobloc tap and set beneath the window to the rear. Integrated within in the kitchen is a dishwasher, pan drawers, fridge and an eye level fan assisted oven. There is a Rangemaster oven with four burners, wok burner and heated plate set beneath the brushed steel extractor canopy.

Tiled flooring, radiator and French doors into the rear garden. Doors lead into:

Boot Room

With door to the side passageway, continuation of the tiled flooring and a bank of mirrored units with hanging and shelving. Door into the integral garage.

Utility Room

15'7" x 7'1"

Fitted with shaker style units to wall and base. Marble effect counters with tiled splashbacks. Plumbing for washing machines and space for tumble dryers. Window to the fore, radiator and tiled flooring.

Landing

With access to loft void, airing cupboard with pressurised cylinder and all doors off to

Bedroom One

19'2" max x 10'8"

Window to the rear with a radiator beneath. Twin fitted wardrobes, bedside cabinets and a dressing table and mirror. Wall light and door into the en-suite.

En Suite Shower Room

With underfloor heating and comprising a double shower cubicle with rainfall shower, close coupled wc and a wall hung vanity wash hand basin with an illuminated mirror over. Tiled to floor and walls, frosted window to the fore and a chrome heated towel rail.

Bathroom

With underfloor heating and a suite that comprises a panelled bath with a thermostatic shower, close coupled wc and a wall hung vanity wash hand basin with illuminated mirrored medicine cabinet. Tiled splashbacks and floor, chrome heated towel rail and a frosted window to the fore.

Bedroom

9'10" x 8'2"

Window to the fore with a radiator beneath.

Bedroom

10'5" x 13'5" max

Window to the fore with a radiator beneath. Fitted bank of wardrobes to one wall with hanging and shelving. Matching dressing table and mirror.

Bedroom

11'10" x 13'5" max

Fitted bank of wardrobes to one wall with shelving and hanging. Further built in wardrobe, window to the rear with a radiator beneath.

Bedroom

11'11" x 7'3"

Window to the rear with a radiator beneath and double built in wardrobe

Rear Garden

With a generous flag patio that wraps around to the side of the house. The garden is mainly laid to lawn with panelled and hedged boundaries. There is outside electricity and tap.

Driveway

The block work driveway offers hardstanding and leads to the side garage.

Garage

18'11" x 7'3"

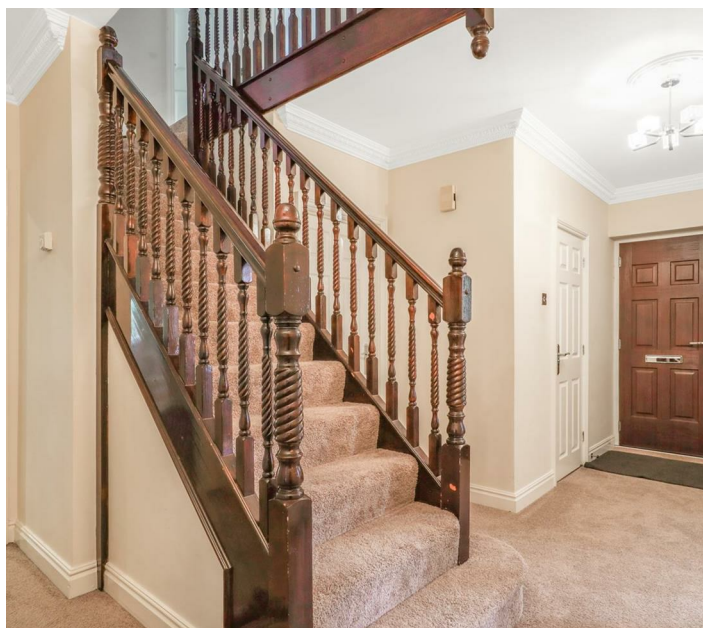
With up and over door. Fitted cupboards and the wall mounted condensing boiler.

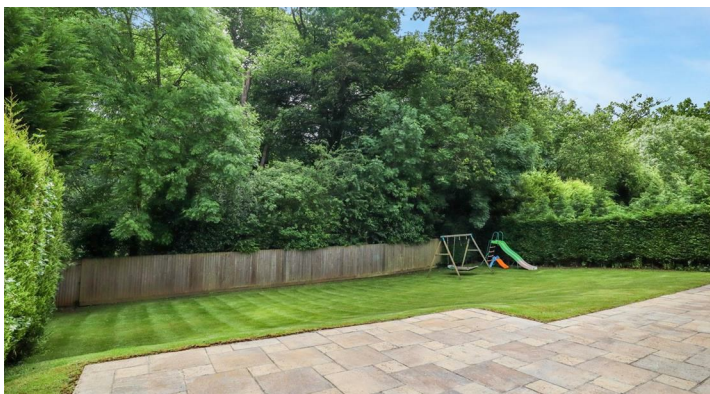
Tenure

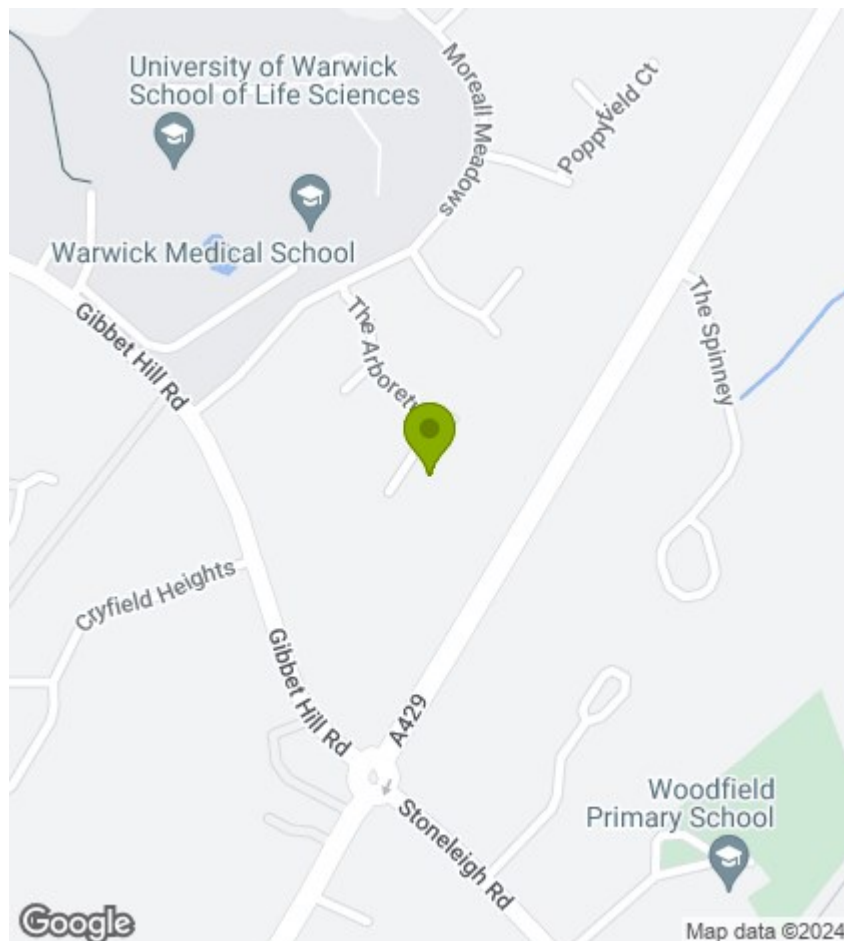
The property is Freehold

Services

All mains services connected.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

