



4 Bedroom House - Detached
located on Hawkes Mill Lane,
Coventry
£650,000

UP Estates



£650,000

- Large private plot
- Four Bedroom Detached Property
- Renovated Throughout
- Three Bathrooms/ Shower Rooms
- Attractive Kitchen/ Diner
- 11m to the Side of the Property

****LARGE PLOT, RENOVATED THROUGHOUT**** Here is a unique opportunity to purchase a spacious, four bedroom, detached property located in this highly sought after and desirable location just outside of Allesley Village, set next to open countryside with the property located on a large plot which offers the opportunity to further develop and create something very unique, subject to planning. The property has been lovingly renovated throughout whilst retaining many traditional features and offers two reception rooms and a open kitchen/ diner to the front aspect with three stunning bathrooms/ shower rooms. In brief the property comprises; Porch, hallway, two reception rooms, shower room, kitchen/ dining room, utility and garage to the ground floor. To the first floor there are four bedrooms, bedroom one with ensuite and a family bathroom. Externally the property has a large driveway and is situated on a substantial plot with 11m to the side of the property giving the prospect to either add to the current property, build a further garage or add an additional dwelling, subject to relevant planning approval. This is a rare opportunity that is not to be missed, viewing is highly recommended to see all that this property has on offer.

Front Aspect

Being set back from the road, there is a large driveway for parking for multiple vehicle's with there being 11 meters between the side of the property to the boundary fencing.

Porch

Inviting porch with a door leading into the Hall.

Hall

Spacious bright hall with stairs ascending to the first floor and doors leading to the reception rooms, garage, shower room and kitchen/diner.

Front Reception Room

12'0" x 14'11"

Immaculate modern front reception room with a feature multi fuel burner, having coving, ceiling roses, having a central heated radiator and a double glazed bay window to the front aspect.

Rear Reception Room

10'9" x 8'2"

Well presented rear reception room, having coving, ceiling roses, having a central heated radiator and double glazed bay window to the rear aspect.





Shower Room

6'4" x 8'2"

Modern interior shower room, benefiting from an open tiled shower cubicle, low level W/C, pedestal wash basin, inset shelving, central heated towel rail and double glazed opaque window.

Garage

9'2" x 15'2"

Amazing sized garage with access from the front aspect of property with double doors and access from inside the property, having power and lighting and the location of valiant boiler.

Kitchen/Diner

16'5" x 10'7"

Stunning bright kitchen/diner, including a matching range of modern wall and base mounted units with ample work surfaces, a black inset sink with drainer and stainless steel mixer tap, integrated microwave, double electric oven, five ring gas hob, dishwasher and wine cooler. Boasting from two sky lights, two double glazed windows and folding patio doors all allowing plentiful natural light, also having a sophisticated breakfast bar and black central heated radiator.

Utility Room

5'10" x 10'4"

Being accessed from the kitchen, a stylish utility room having wall and base mounted units, with black inset sink with drainer and stainless steel mixer tap, space and plumbing for washing machine and dryer, central heated radiator and a double glazed window to the side aspect.

Landing

With stairs rising from the ground floor and doors leading to accommodation.





Bedroom One

11'1" x 11'5"

Elegant double bedroom boasting from an luxury ensuite, having a central heated radiator and a doubled glazed bay window to the front aspect.

Ensuite

6'3" x 7'11"

Luxury ensuite benefiting from a fully tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window to the front aspect.

Bedroom Two

11'1" x 11'5"

Excellent finish double bedroom with panelling, having a central heated radiator and a double glazed bay window to the rear aspect.

Bedroom Three

9'5" x 9'0"

Sizable roomy bedroom having a central heated radiator and double bay glazed window to the front aspect.

Bedroom Four

9'8" x 8'7"

Good sized bedroom currently being utilised as an office, having a central heated radiator and a double glazed window to the rear aspect.

Bathroom

5'10" x 6'2"

Modern bathroom being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



Rear Garden

A private large rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

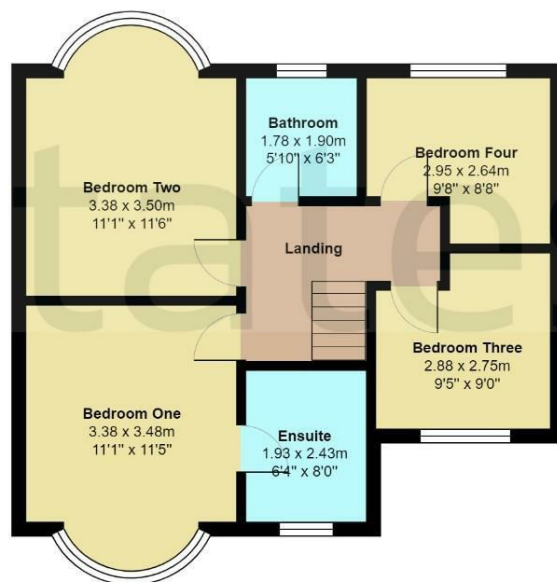
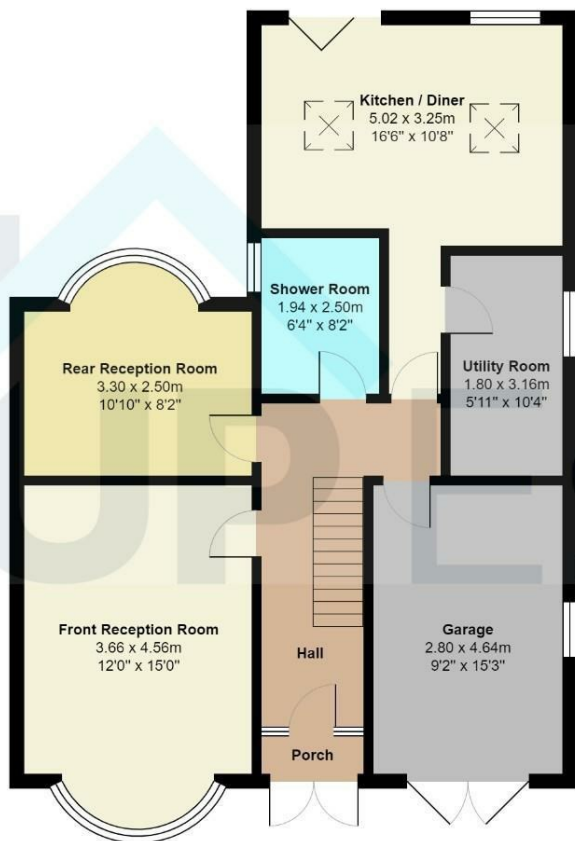
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Hawkes Mill Lane, Allesley, Coventry





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