



## 65 Thistley Field Coundon, Coventry, CV6 2DD

\*\*\* A Wonderful and Rare Opportunity to Purchase a Unique, Stunning Family Home \*\*\* Check Out The Virtual Tour \*\*\* You'll find this beautiful, detached house located in the heart of Coundon, well positioned to all local amenities and highly sort after schools, making a perfect family home. Cleverly extended and much improved, the current owners have created a very stylish and comfortable family home. Better still, there is further scope to extend with planning permissions in place. This gorgeous home needs no attention, is ready to move in and make your own. Get in touch to arrange a viewing to fully appreciate the space and high standard that is being offered.

An impressive hallway welcomes you into the property with Ambience flooring that continues throughout, contemporary oak doors lead off to the spacious lounge area with a gas feature fire place for those cosy evenings. The ground floor continues with a separate dining room, office / study, and a modern fitted breakfast kitchen, integrated appliances include electric double oven and hob, dishwasher and microwave, beautifully finished with granite work surfaces. A handy utility room and separate W/C ensure that this property is practical as well as stylish.

Head up to the first floor where the generous proportions and delights continue - boasting five bedrooms, four of which are spacious doubles and all have fitted wardrobes and storage space. The master bedroom

**Price Guide £549,995**

# 65 Thistley Field

Coundon, Coventry, CV6 2DD



- Impressive Detached Property
- Five Excellant Bedrooms
- Approx 1829 sq ft
- Substantial Plot
- Master with En-Suite & Walkin Wardrobe
- Private Landscaped Gardens
- Feature Balcony to Bedroom
- Further Scope for Extending
- Generous Garage & Carport
- Parking for Numerous Vehicles

## Entrance Hallway

## Kitchen

21'3" x 8'6" (6.5 x 2.6)

## Utility

8'10" x 5'2" (2.7 x 1.58)

## Cloakroom

4'11" x 4'3" (1.5 x 1.3)

## Lounge

21'3" x 19'4" (max) (6.5 x 5.9 (max))

## Dining Room

11'9" x 11'1" (3.6 x 3.4)

## Office / Study

8'6" x 6'2" (2.6 x 1.9)

## FIRST FLOOR

## Master Bedroom En -Suite

13'1" x 11'5" (4.0 x 3.5)

## Bedroom Two with Balcony

18'0" x 8'10" (5.5 x 2.7)

## Bedroom Three

9'6" x 9'2" (2.9 x 2.8)

## Bedroom Four

8'6" x 7'10" (2.6 x 2.4)

## Bedroom Five

9'2" x 6'2" (2.8 x 1.9)

## Family Bathroom

9'5" x 5'2" (2.89 x 1.6)

## Garage

19'8" x 9'6" (6. x 2.9)

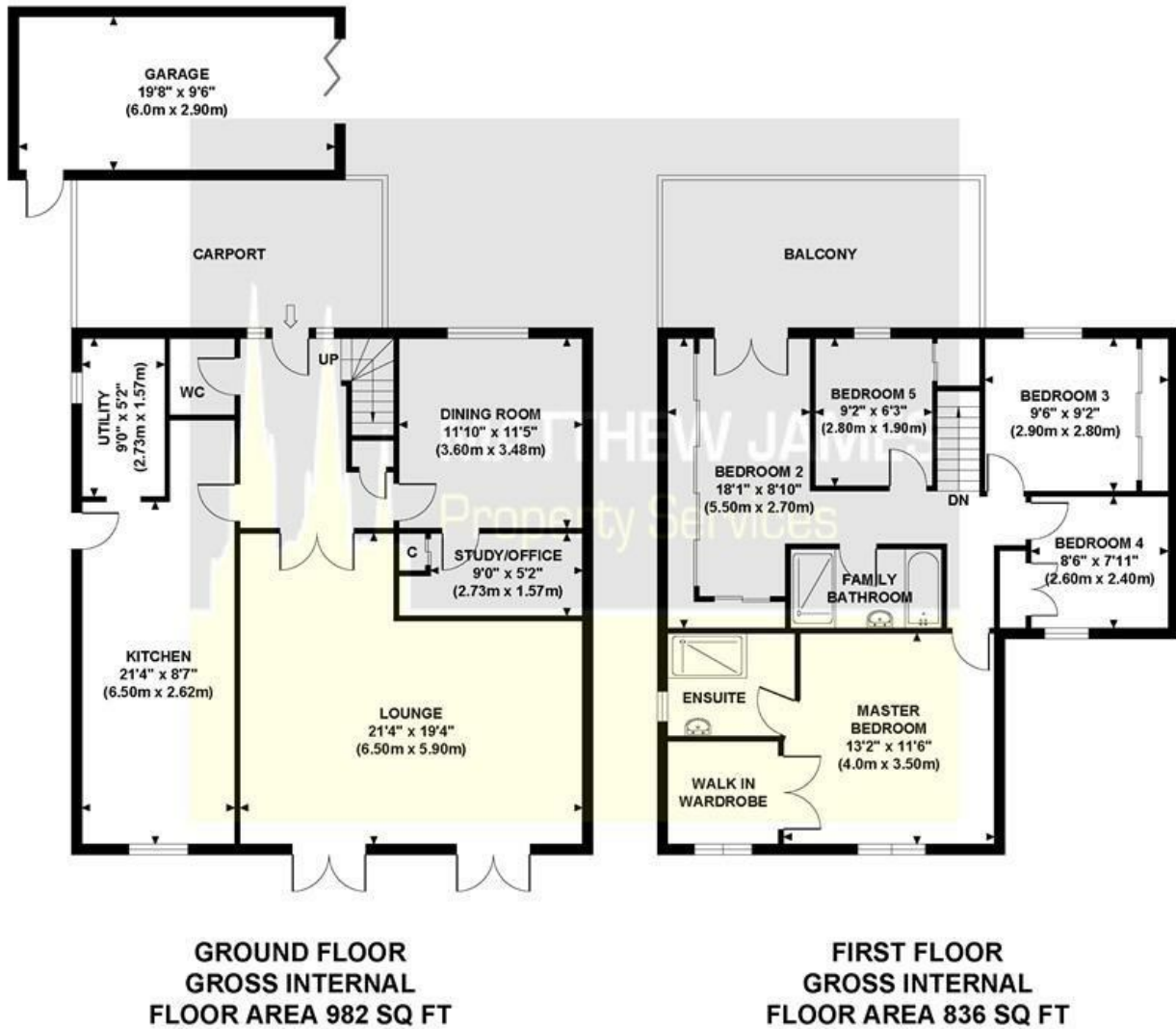


## Directions



# THISTLEY FIELD

Approximate Gross Internal Area 1818 sq ft / 168.90 sq m  
 Garage Area 187 sq ft / 17.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
94	83		
<p>Key energy efficient - lower running costs</p> <p>(87-91) <b>A</b></p> <p>(81-86) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Key environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## CONTACT INFORMATION

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