



99 De Montfort Way, Coventry, CV4 7DU Offers Over £575,000

A fantastic opportunity to acquire this wonderful four double bedroom detached family home situated on the delightful De Montfort Way within the Cannon Park area. The property was self-built by the current family and after being a much loved family home for many years is now being offered for sale for the new owners to create their own dream home. An impressive 1700 sq ft of living space and ample gardens to the front, rear and side, perfect for a growing family or investors as walking distance to Warwick University, The Business School and Cannon Park Shopping Centre.

Entrance porch into the property and step inside the spacious entrance hallway and ground floor living space which has everything to offer. Large lounge with a feature gas fire place, double doors leading into the dining room which flows into the conservatory and the kitchen area, office/playroom and ground floor WC. Upstairs, large gallery landing with storage cupboards, four double bedrooms with the master having en-suite and larger than average family bathroom.

The property has a delightful rear garden, very private and not being overlooked. Garden extends to sides with potential space to extend (subject to planning) Large driveway to the front and double integral garage with electric remote roller door (further opportunity for alterations if required)

Stunning property, convenient location with the chance to create your ideal home. Call now to see the potential this home has to offer.

Approach



Front & Side Gardens



Being on a larger than average corner plot with mature planted borders and hedges, ample off road block paved parking with access via dropped kerb, side elevation access via wrought iron gates, access into the double garage and the:

Porch

Being of PVCu double glazed design which leads to the front door and into the:

Vestibule Entrance Hallway



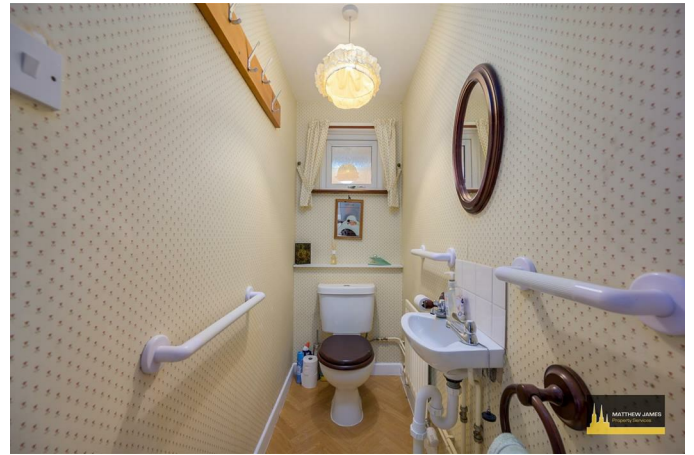
Being open with stairs leading off to the first floor and doors leading off to:

Office / Study / Playroom 10'8 x 5'10 (3.25m x 1.78m)



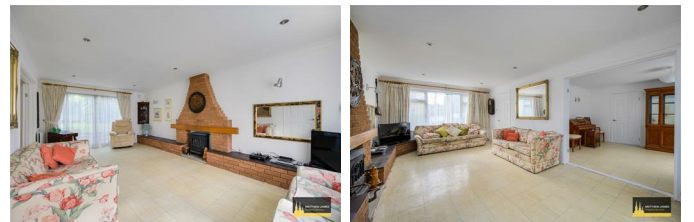
Having a PVCu double glazed window to the side elevation and perfect as a home office / study, playroom or studio.

Ground Floor WC 6'11 x 2'11 (2.11m x 0.89m)



Having a PVCu double glazed window to the side elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Living Room 21'9 x 11'11 (6.63m x 3.63m)



Having a PVCu double glazed window to the front elevation, exposed brick fireplace with shelving plinth to the side, sliding patio doors to the rear elevation and double opening doors lead to the:

Dining Room

11'11" x 11'9" (3.63m x 3.58m)



Having a door to the vestibule entrance hallway, kitchen and the:

Conservatory

10'1" x 9'2" (3.07m x 2.79m)



Being of mahogany and dwarf wall design with opening French doors that lead to the rear garden area, power and lighting.

Dining Kitchen

15'2" x 11'9" (4.62m x 3.58m)



Having a PVCu double glazed window to the front and side elevations, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, four ring gas hob with extractor over, waist height oven, space for a fridge freezer, space for a table and chairs and PVCu double obscure glazed door that leads to the side elevation / garden area and there is tiling to all splash prone areas.

First Floor Galleried Landing



Having balustrade, storage wardrobe to the one wall and doors leading off to the:

Master Bedroom

14'4" x 10'0" (4.37m x 3.05m)

Having a PVCu double glazed window to the rear elevation, built-in wardrobes to two wall including up and over bed storage and opening to:

Master En-Suite

11'1" x 8'1" (3.38m x 2.46m)



Having walk-in shower enclosure, low level flush WC, wash hand basin and tiling to all splash prone areas.

Bedroom Two
15'7 x 11'11 (4.75m x 3.63m)



Having a PVCu double glazed window to the side elevation, built-in wardrobe to the one wall and dressing table with wash hand basin and tiling to all splash prone areas.

Bedroom Three
12'2 x 9'3 (3.71m x 2.82m)



Having a PVCu double glazed window to the front elevation.

Bedroom Four
11'11 x 9'1 (3.63m x 2.77m)



Having a PVCu double glazed window to the rear

elevation, built-in mirrored wardrobe and wash hand basin to splash prone areas.

Family Bathroom
11'3 x 8'1 (3.43m x 2.46m)



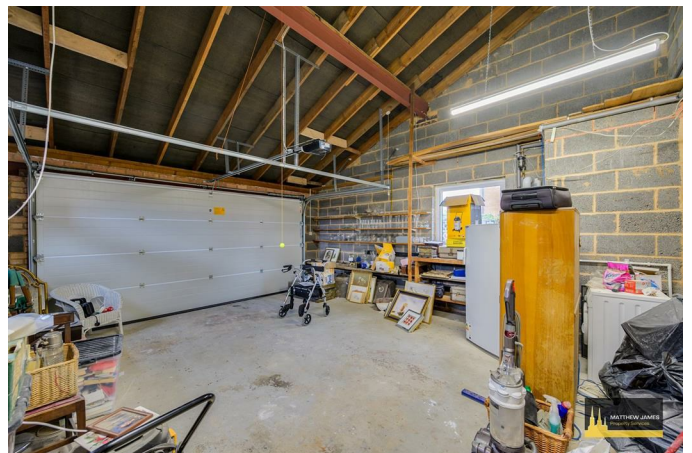
Being larger than average and having a PVCu double obscure glazed window to the side elevation, corner bath, bidet, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear and Side Gardens



Being on a larger than average corner plot with blocked paved patio, mainly laid to lawn with planted mature hedging, feature enclosed seating, garden shed to the one side of the property and gated access to the front elevation to the other. A beautiful and private rear garden, perfect for those that like to sit out and enjoy the sunshine.

Double Garage
19'5 x 18'4 (5.92m x 5.59m)



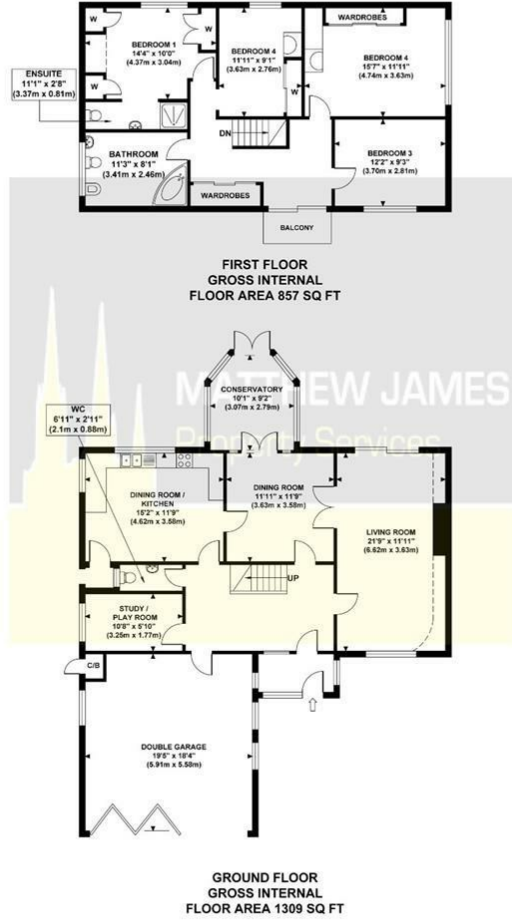
Having ample space for possible future alterations (subject to local planning permissions) but currently having PVCu double glazed windows to both side elevations, power, lighting, door into the vestibule

entrance hall and newly installed electric remote control up and over roller door.

Floor Plan

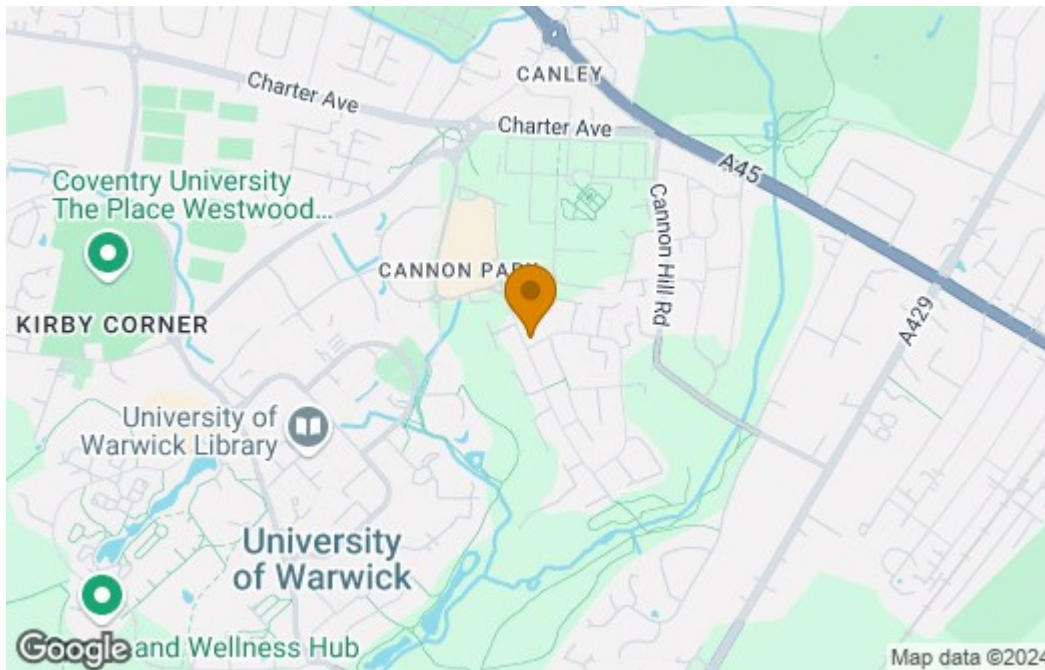
DE MONTFORT WAY

Approximate Gross Internal Area 2166 sq ft / 201.2 sq m

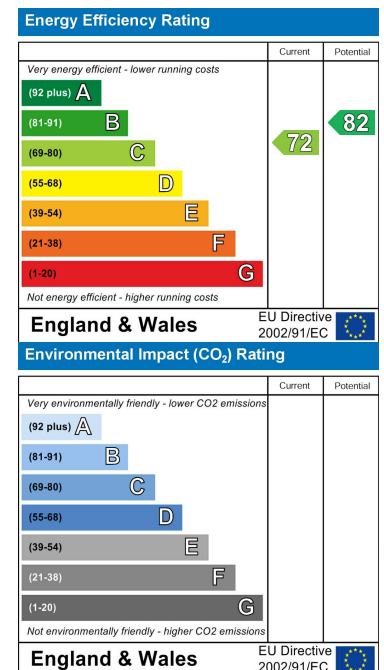


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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.

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