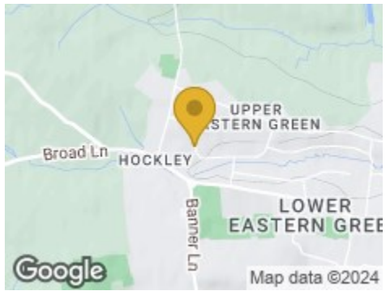
Road Map

Hybrid Map

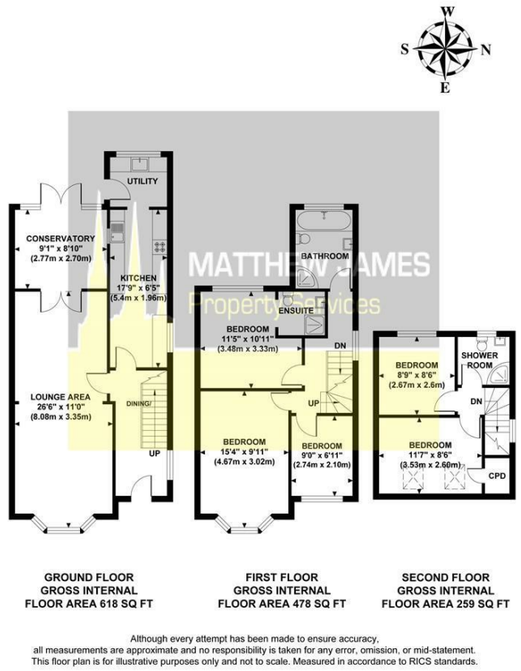
Terrain Map



Floor Plan

SUTTON AVENUE

Approximate Gross Internal Area
1355sq ft / 125.88 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 618 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 478 SQ FT

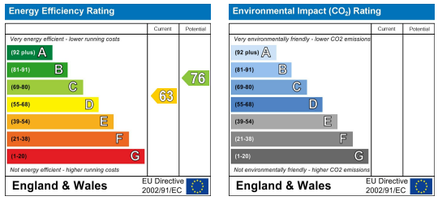
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 259 SQ FT

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.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

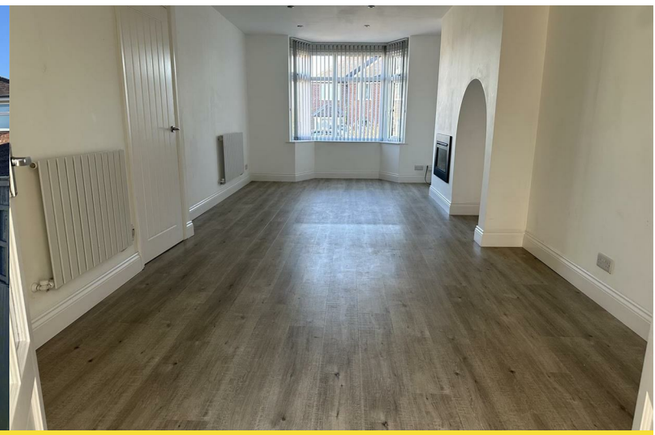
MATTHEW JAMES
Property Services

62 Sutton Avenue

Eastern Green, Coventry CV5 7EB

Offers Over £349,995

5 3 2 D



62 Sutton Avenue

Eastern Green, Coventry CV5 7EB

Offers Over £349,995

Front Garden
Having block paved drive way providing off road parking via a dropped kerb and access via the:

Storm Porch
Access into the property is through the front door and into the:

Entrance Hallway
Having stairs leading off to the first floor, under stairs storage and doors leading off to:

Lounge Dining Room
26'6 x 11'
Having a PVCu double glazed bay window to the front elevation, modern feature fireplace to the one wall, french doors with picture windows leading to the:

Conservatory
9'1 x 8'10
Being of PVCu and dwarf wall design, window to the kitchen and further French doors with picture windows to the side that lead you to the garden area.

Kitchen
17'9 x 6'5
Having a PVCu double glazed window to the side elevation, a range of newly installed grey gloss wall base and drawer units with quartz surface over. Also has integrated fridge, freezer, microwave, dishwasher, integrated hob with extractor over, waist height oven, breakfast bar, under counter and kick board lighting and opening to the:

Utility Area
6'6 x 5'5
Having a PVCu double glazed window to the rear elevation, wall mounted Vailant central heating boiler, space and plumbing for a washing machine and tumble dryer with work surface over, Integrated sink and double glazed door that leads to the rear garden patio area.

First Floor Landing
Having balustrade, double glazed obscure window to the side elevation, stairs off to the second floor and further doors lead off to:

Master Bedroom
15'4 x 9'11
Having a PVCu double glazed bay window to the front elevation, built-in up and over bed wardrobe storage and matching dressing table.

Bedroom Two
11'5 x 10'11
Having a PVCu double glazed window to the rear elevation, built-in up and over bed wardrobe storage and opening to the:

Bedroom Two En-Suite
5'6 x 5'1
Having a walk-in shower enclosure, vanity wash hand basin with storage beneath, low level flush WC and tiling to all splash prone areas.

Bedroom Three
9' x 6'11
Having a PVCu double glazed window to the front elevation.

Family Bathroom
7'11 x 6'4
Having a PVCu double obscure window to the rear and side elevations, ladder style heated towel rail, walk-in shower enclosure with rain shower head, low level WC, vanity wash hand basin and tiling to all splash prone areas.

Second Floor Landing
Having a PVCu double obscure glazed window to the side elevation and doors lead off to the:

Bedroom Four
11'7 x 8'6
Having a PVCu double glazed dormer window to the rear.

Bedroom Five
8'9 x 8'6
Having two Velux windows to the front elevation and eaves storage off.

Family Shower Room
5'10 x 5'6
Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, ladder style heated towel rail, extractor, walk-in shower enclosure with rain head over with tiling to all splash prone areas.

Rear Garden
Being mainly laid to lawn with fenced perimeter, planted borders, paved patio area and gate that leads to the side parking area and the:

Garage
(Not Measured) Being of concrete build with up and over door.