



342 Beake Avenue, Coventry, CV6 2HJ

£359,995

No Onwards Chain *** Fantastic Detached Family Home *** Four Double Bedroom *** Master en-Suite *** Downstairs WC *** Breakfast Kitchen *** Lounge *** Separate Dining Room / Study *** Garage & Off Road Parking *** Good Size Rear Garden *** Freehold *** Matthew James are delighted to offer this spacious property for sale. Located in Radford, nestled in a tucked away cul-de-sac - it's perfect for families. Radford has a great range of local facilities for shopping, retail, leisure and children's education.

As soon as you open the front door, the light filled property welcomes you in with a homely feel - neutrally decorated throughout, it's a blank canvas to create your dream home. On the ground floor there is a handy cloakroom, a good sized lounge with patio doors out to the rear garden. The spacious breakfast kitchen is fully kitted out with a good selection of base and wall units, integrated appliances include electric double oven and extractor fan, a four ring gas burner hob, dishwasher, washing machine and fridge freezer.... and still room for a family sized table and chairs... Next to this, is the dining room / study - with lots of options for its use, playroom, hobby room, office, extra bedroom?

Head upstairs to the first floor, where you'll be pleasantly surprised by the space available. There are four double sized bedrooms and all have built in wardrobes - the master is en-suite and there is also a separate family bathroom.

Outside to the front, the property has views over greenery, offers off road parking and access to the adjoining garage via the electric door, this is also where the gas boiler is housed. The rear garden is a great size and has fabulous potential to be an ideal spot for friends and family to relax in.

GROUND FLOOR

Dining Room / Study 10'7" x 9'2" (3.25 x 2.81)



Lounge 15'1" x 11'9" (4.62 x 3.60)



Kitchen / Diner 17'6" x 7'4" (5.35 x 2.26)

Cloakroom



FIRST FLOOR

Master En-Suite 13'1" x 12'1" (4.01 x 3.70)



Bedroom Two 14'2" x 8'4" (4.34 x 2.56)



Bedroom Three 11'6" x 8'6" (3.53 x 2.61)



Bedroom Four 10'7" x 7'7" (3.25 x 2.33)



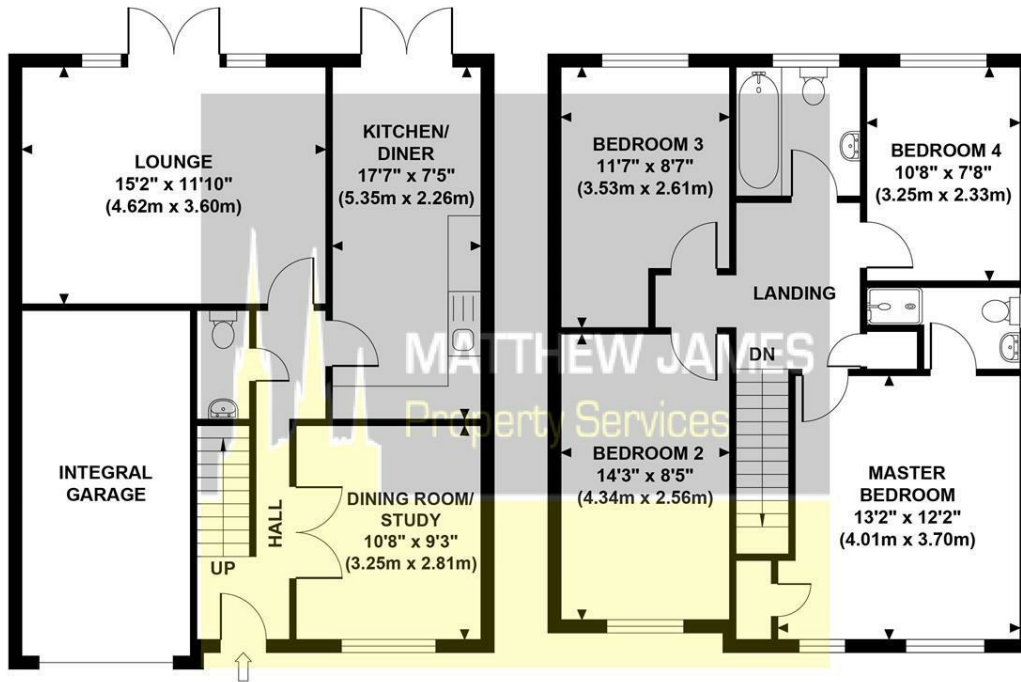
Family Bathroom



Floor Plan

Beake Avenue

Approximate Gross Internal Area 1306 sq ft / 121.30 sq m



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 661 SQ FT

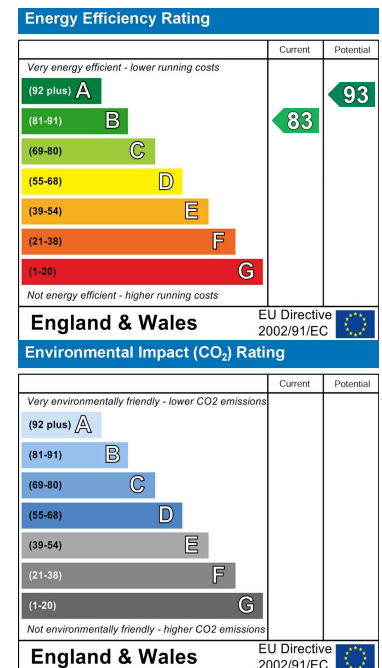
FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 645 SQ FT

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.

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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