



MATTHEW JAMES
Property Services



28 Jacob Nelson Way

, Coventry, CV2 2PP

£285,000



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Entrance Hallway

A stunning entrance with dual windows, stairs to the first floor, storage cupboard and doors that lead to

Ground Floor WC

Having low level WC and wash-hand basin

Living Room

12'11" x 12'2" (3.94 x 3.73)

To the front aspect, a great sized lounge area. The room is finished with modern flooring and bespoke fitted window blinds.

Kitchen / Diner

18'0" x 9'3" (5.51 x 2.84)

Finished to a high specification, this kitchen diner will really be the heart of the family home. The dining area comfortably accommodates a family dining table and chairs, with lovely views through the patio doors to the rear garden. The kitchen is equipped with a good range of modern units, plenty of work surface and space for those much needed appliances. Tiled splash prone areas, integrated oven, hob, extractor fan and window overlooking the rear garden complimented by fitted blinds.

Utility

8'6" x 4'3" (2.6 x 1.3)

Providing additional storage space with full plumbing and electrics for both a washing machine and tumble dryer. There's also a door taking you directly out to the rear garden.

Master En-Suite

12'11" x 10'9" (3.94 x 3.28)

To the front aspect, a generous sized bedroom with tv point and plenty of electric sockets to create a perfect resting haven. Luxury en-suite with walk in shower, low level WC, wash hand basin, radiator and fitted blinds.

Bedroom Two

9'6" x 9'6" (2.90 x 2.90)

To the rear aspect, a spacious double sized room

Bedroom Three

9'6" x 8'3" (2.90 x 2.53)

To the rear aspect, another spacious room that can comfortably accommodate a double bed and storage. Would also lend itself to other uses such as a hobby room or home office / study.

Family Bathroom

A fresh and modern, beautifully maintained family bathroom. Complete with three piece suite and tiled to splash prone areas, finished with fitted window blinds.

Outside

With access from side, kitchen diner or utility, the back garden is a fantastic space to enjoy those get togethers with family and friends. Landscaped with modern pavers, decking and laid with luscious lawn, also benefits from an outside tap and electric socket. Off road parking is provided to the side of the property. by the private driveway. Due to its location, plenty of additional on street parking available too.

Garage

To the side of the property, the detached garage has an up and over door to the front, fully equipped with electrical supply and lighting.



Road Map



Hybrid Map



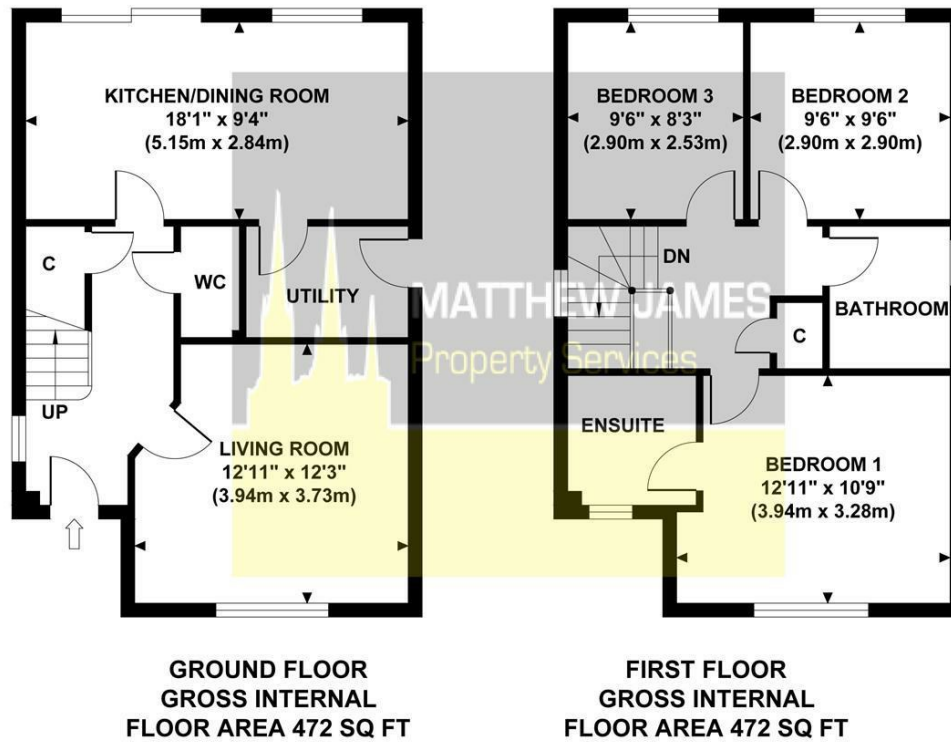
Terrain Map



Floor Plan

JACOB NELSON WAY

Approximate Gross Internal Area 945 sq ft / 87.8 sq m

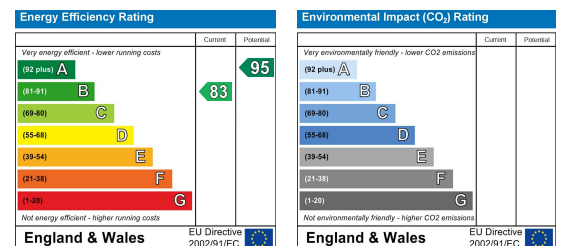


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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