

MATTHEW JAMES

Property Services



3 Lomsey Close, Coventry, CV4 9XT

Offers Over £435,000

FIVE BEDROOMS... NO UPWARD CHAIN... MASTER EN-SUITE... DETACHED... QUIET CUL-DE-SAC... OFF ROAD PARKING... DOUBLE GARAGE... TWO RECEPTION ROOMS... KITCHEN DINING ROOM... UTILITY ROOM... TWO GROUND FLOOR WC'S... Located in the quiet cul-de-sac of Lomsey Close in Tile Hill, this impressive detached house offers a perfect blend of space and comfort. Boasting five generously sized bedrooms, including a master en-suite shower room, this property is designed to accommodate the needs of a growing family.

The home features two reception rooms, providing ample space for relaxation and entertainment. The kitchen dining room is a delightful area, ideal for family meals and gatherings. Additionally, the property includes a utility room and two convenient ground floor WCs, enhancing practicality for everyday living - especially if you have children.

For those who value off-road parking, this residence comes with a double garage, ensuring that your vehicles are secure and easily accessible. The property also benefits from gas central heating and PVCu double glazing, contributing to energy efficiency and comfort throughout the year.

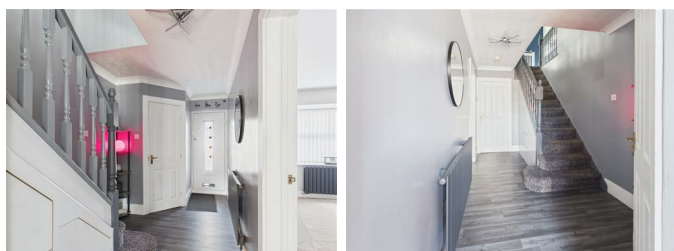
Situated close to excellent schools and local amenities, this home is perfectly positioned for families seeking convenience and community. The quiet surroundings of Lomsey Close offer a peaceful retreat while still being within easy reach of the vibrant city of Coventry.

Front Garden & Off Road Parking



Having ample space for off road parking accessed via a dropped kerb. The rear garden can be accessed via a pedestrian gate and access into the property is through the composite front door into the:

Entrance Hallway



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

Ground Floor WC One 6'4 x 4'1 (1.93m x 1.24m)

Having a PVCu double obscure glazed window to the front elevation, recently renovated and modern with vanity style WC, wash hand basin with storage beneath and modern tiling to all splash prone areas.

Living Room 16'0 x 12'5 (4.88m x 3.78m)



Having a PVCu double glazed window to the front elevation.

Lounge / Dining Room 12'7 x 10'7 (3.84m x 3.23m)



Having a PVCu double glazed sliding patio doors to the rear elevation.

Kitchen Dining Room 15'10 x 10'9 (4.83m x 3.28m)



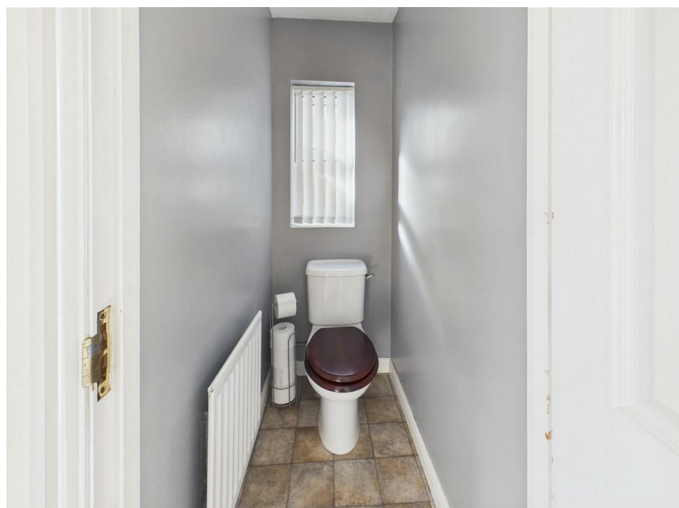
Having two PVCu double glazed windows to the rear elevation, a range of wall, base and drawer units with roll top work surface over, waist height oven, hob with extractor over, space and plumbing for a dishwasher, space for a fridge freezer, dining area and further door that leads to the:

Utility Room 9'1 x 8'0 (2.77m x 2.44m)



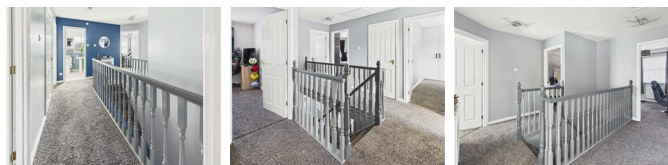
Having a PVCu double glazed window to the rear elevation, space and plumbing for a washing machine and tumble dryer, tiling to all splash prone areas, door to the double garage and further door lead off to the:

Ground Floor WC Two
4'6 x 2'8 (1.37m x 0.81m)



Having a PVCu double obscure glazed window to the side elevation and low level flush WC.

First Floor Landing



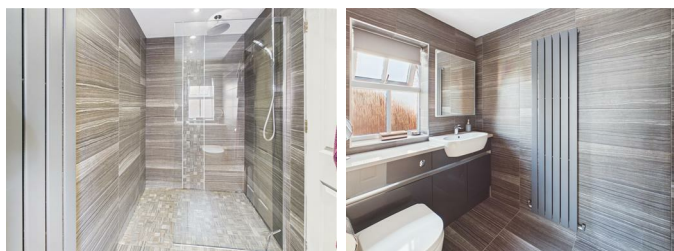
Having balustrade, access to the loft area, airing cupboard and doors leading off to:

Master Bedroom
12'8 x 11'4 (3.86m x 3.45m)



Having a PVCu double glazed window to the front elevation, fitted wardrobes to two walls and door leading to the:

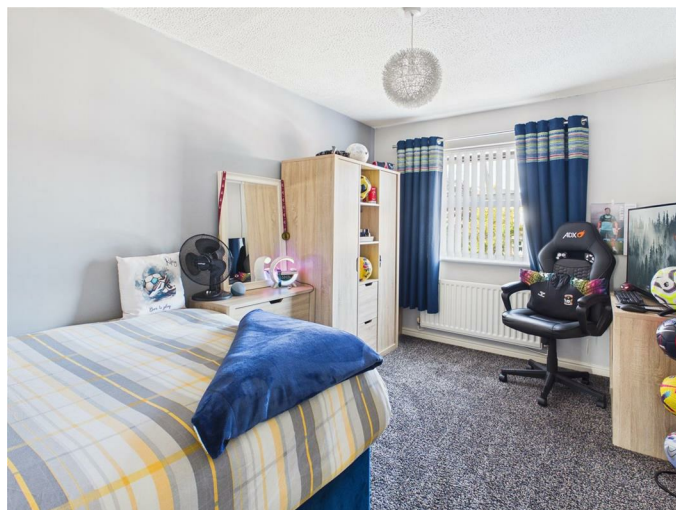
Master En-Suite
9'5 x 4'7 (2.87m x 1.40m)



Having a PVCu double obscure glazed window to the side elevation, modern vanity style WC and wash

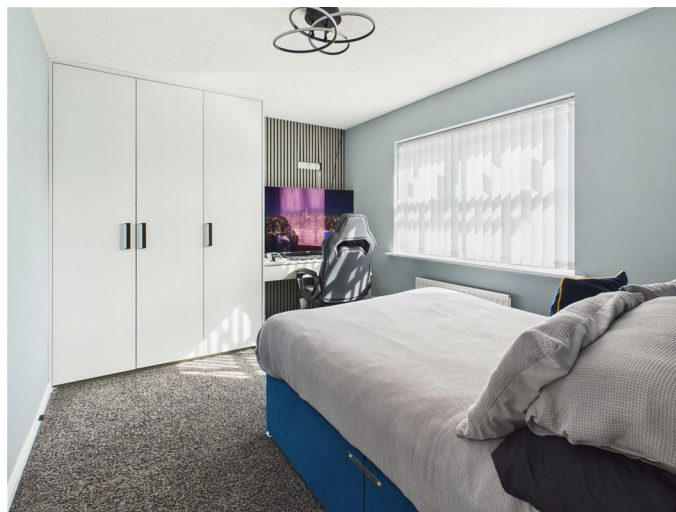
hand basin, vertical radiator, walk-in wet shower with rainhead shower attachment, extractor and modern tiling to all four walls and floor.

Bedroom Two
14'6 x 8'10 (4.42m x 2.69m)



Having a PVCu double glazed window to the front elevation.

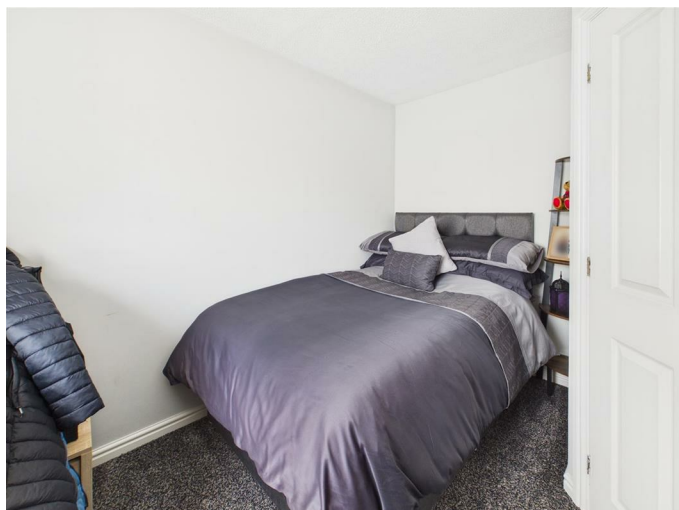
Bedroom Three
12'3 x 9'3 (3.73m x 2.82m)



Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

Bedroom Four

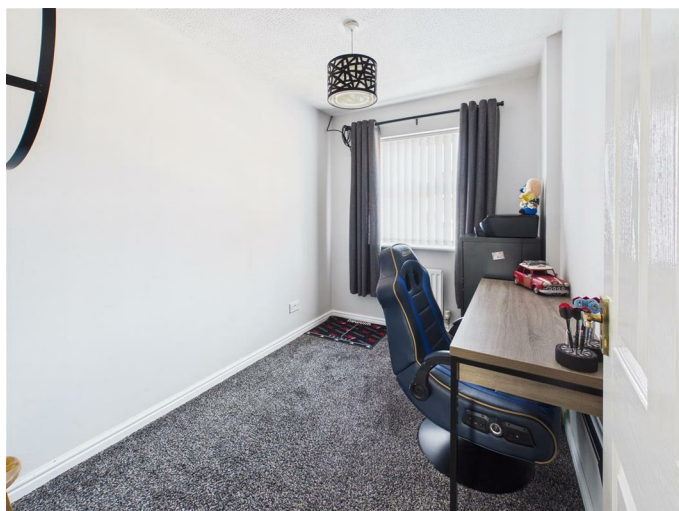
11'1 x 8'9 (3.38m x 2.67m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Five

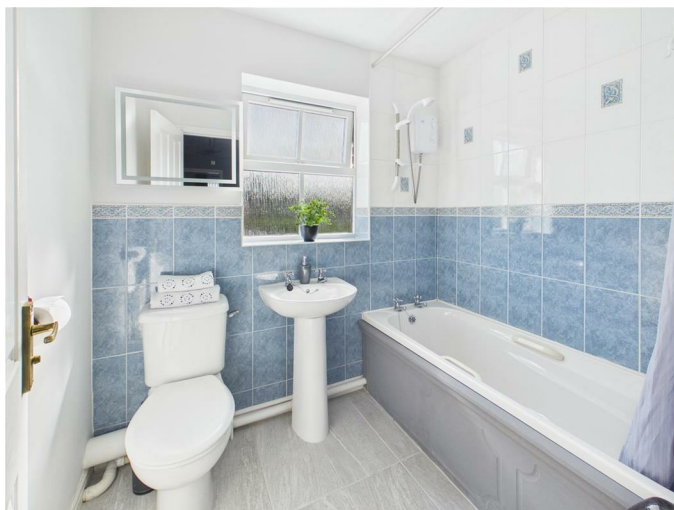
9'6 x 6'11 (2.90m x 2.11m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom

7'1 x 5'6 (2.16m x 1.68m)



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

Rear Garden



Having full width paved patio area area, barbecue area with pizza oven, turfed area and steps down to a decked patio area.

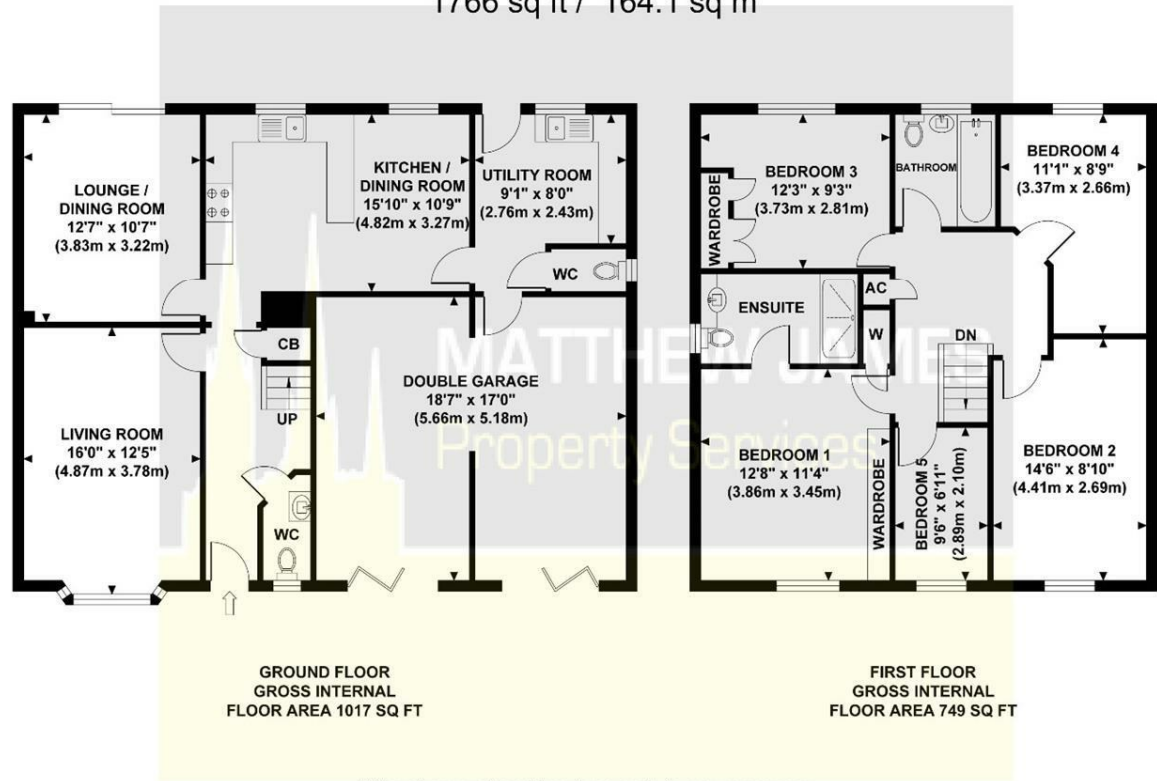
Double Garage

18'7 x 17'0 (5.66m x 5.18m)

Having twin up and over doors, power and lighting.

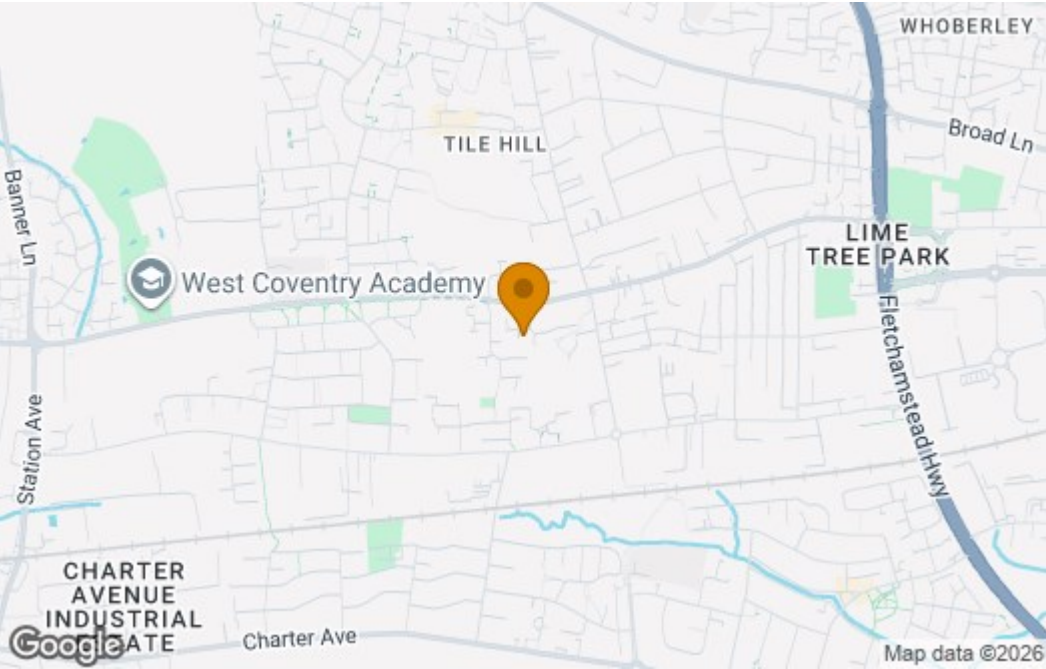
Floor Plan

3 LOMSEY CLOSE
Approximate Gross Internal Area
1766 sq ft / 164.1 sq m

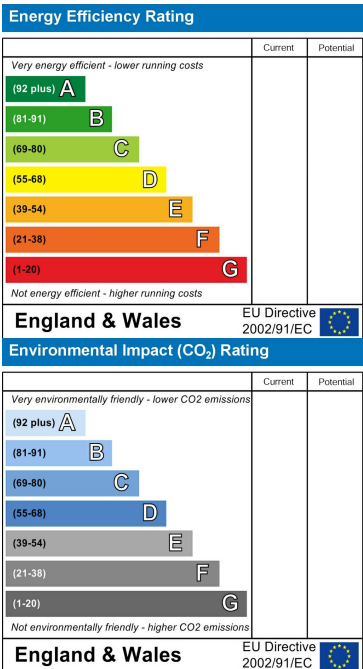


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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