



## 7 Colston Walk, Coventry, CV6 7NR Offers In The Region Of £256,995

Stop The Press!!! Check Out The Virtual Tour of This Absolutely Stunning Property!!! Detached...Secluded Location with Views Over The Canal...Kitchen Diner...Fabulous Master En-Suite...Two further Double Bedrooms...Downstairs Cloakroom...Utility Room...Garage...Off Road Parking...Landscaped Garden. We are so excited to bring this property to the market - built in 2017, this property offers a complete tick list for that perfect home. Nestled on a larger than average plot, tucked away on the Weavers Wharf development in Little Heath, this property is truly a fantastic family home.

As you step through the front door, you'll be pleasantly welcomed by the immaculate, modern decor and space that greets you. It features a stunning open plan kitchen diner and an equally impressive living room with dual aspect windows and French doors opening into the rear garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish.

Upstairs you'll find a master bedroom that dreams are made of...it's the whole length of the house - also boasting a dressing area and an impressive en suite. Two further double sized bedrooms, family bathroom and a handy storage cupboard.

Outside, the property offers a cul de sac location on the development with views over the canal side. Spacious frontage with plenty of off road parking to the side and a detached garage. The rear garden is very private, recently landscaped with a stunning patio area and luscious grass... perfect mixture for outdoor living and that hot tub!

### **Entrance Hallway**

Step through the front door into the central point of this property, with door to the left into the fabulous kitchen diner, door to the right into the spacious, luxury lounge and stairs leading up to the first floor - what a welcome!

### **Lounge**

**18'5" x 10'4" (5.63 x 3.17)**

With dual aspect windows and large patio doors, this beautiful room is flooded with natural daylight. Take advantage of the views into the rear garden or the ducks on the canal side whilst relaxing.

### **Kitchen Diner**

**18'4" x 9'4" (5.61 x 2.87)**

With dual aspect windows to the front and rear of the property, this spacious kitchen diner is a great place for entertaining. With a range of modern fitted units, upgraded fixtures and fittings and bags of space for a large family table, it's just perfect....

### **Utility Room**

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 and door into

### **Downstairs Cloakroom**

Consisting of low level WC, wash hand basin and radiator.

### **Master En-Suite**

**18'5" x 10'4" (5.63 x 3.17)**

This room definitely has the wow factor, boasting dual aspect windows, fitted wardrobes in the dressing area and stunning en-suite room with large walk in shower, low level WC and handbasin.

### **Bedroom Two**

To the front aspect, this spacious double room also has the benefit of fitted wardrobes.

### **Bedroom Three**

**9'2" x 7'6" (2.80 x 2.30)**

To the rear aspect, another great sized room which offers multi use potential such as a further bedroom, nursery, home office or hobby room

### **Front Garden**

Fabulous frontage, lined with shrubs - this property just oozes curb appeal. Plenty of private off road parking to the side, in front of the detached garage, all of which is kept an eye on by the CCTV installed.

### **Rear Garden**

With access from side, lounge or utility, this larger than average back garden is a fantastic space to enjoy

those get togethers with family and friends. Recently landscaped with modern pavers and laid with luscious lawn - further CCTV cameras look over this area too

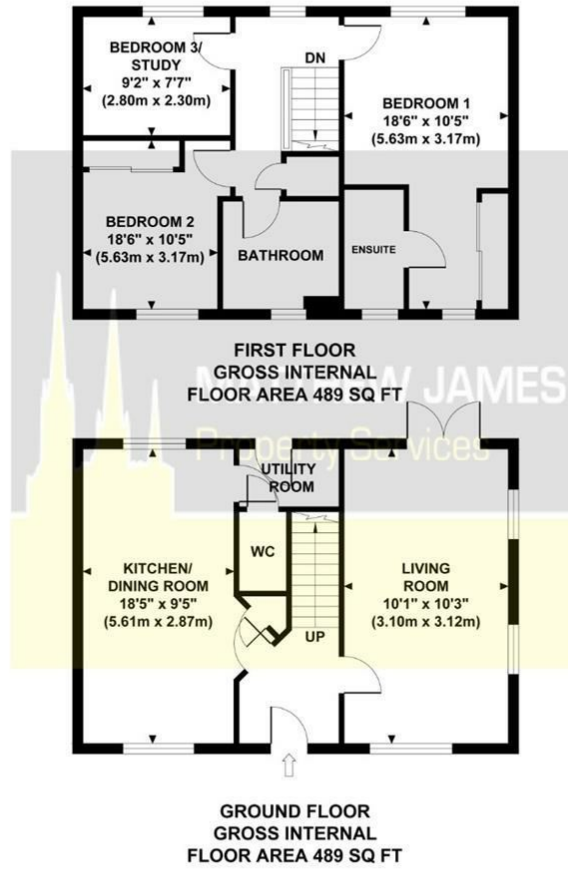
### **Family Bathroom**

To the front aspect, a fresh and modern family bathroom with three piece suite and shower over bath

# Floor Plan

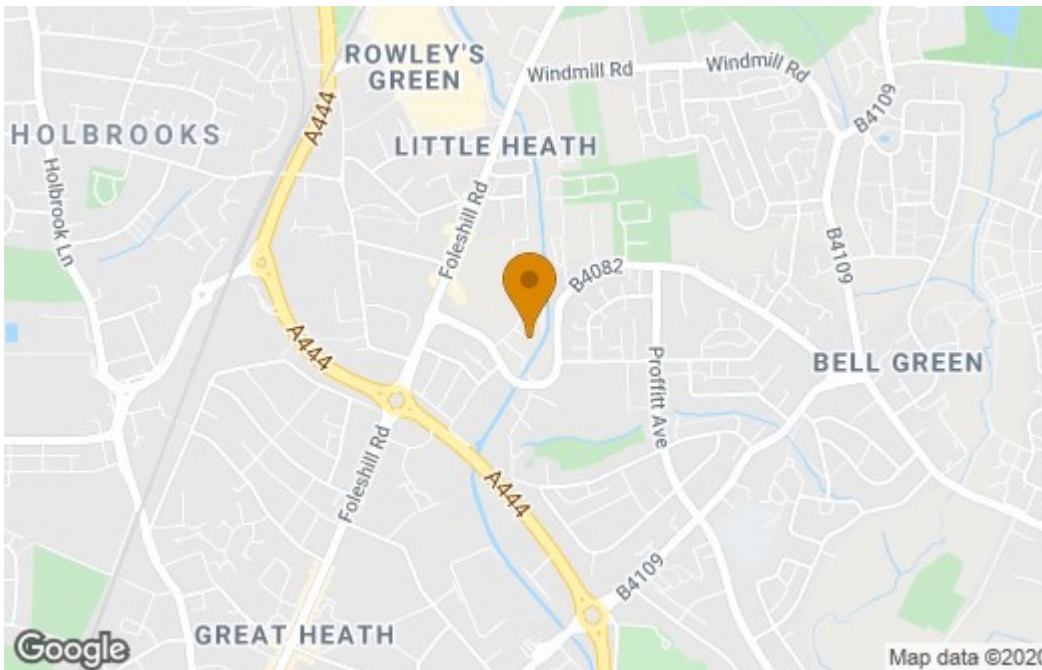
## COLSTON WALK

Approximate Gross Internal Area 977 sq ft / 90.80 sq m

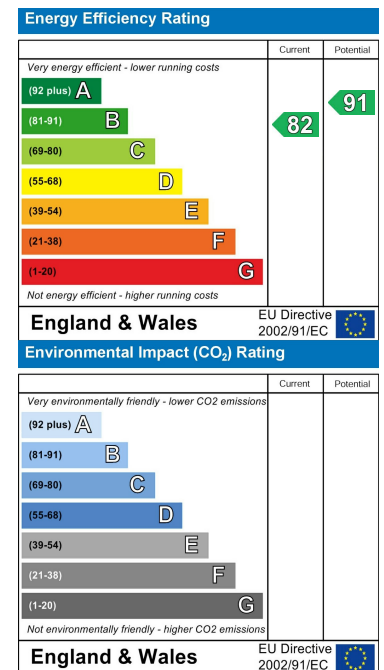


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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