



MATTHEW JAMES

Property Services



Plot 5 The Watchmakers, Isadora Lea, Coventry, CV3 1JH

£329,995

THREE BEDROOMS... MASTER EN-SUITE... TWO PARKING SPACES... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... TEN YEAR WARRANTY... SOUGHT AFTER 'THE WATCHMAKERS' DEVELOPMENT... CHOOSE YOUR OWN FIXTURES & FITTINGS*... Welcome to this stunning semi-detached house located on 'The Watchmakers' new development in Binley, Coventry. This beautiful brand new build offers a modern and comfortable living experience, perfect for families or professionals seeking a new stylish home.

The property boasts three good sized bedrooms, including a master en-suite shower room. The spacious kitchen dining room is ideal for entertaining guests or enjoying family meals together whilst the inviting reception room provides a lovely cosy space to relax. With a further family bathroom, this home is designed to accommodate the needs of a busy household. The ground floor cloakroom adds an extra layer of convenience for both residents and visitors alike.

Being an ECO home, energy efficiency is a key feature of this property, equipped with solar panels, water waste and heat flue recovery systems and argon-filled double glazing, which not only helps to reduce energy bills but also contributes to a more sustainable lifestyle. Additionally, the property includes an electric vehicle charging point, catering to the needs of modern living.

Outside, you will find two dedicated parking spaces, a valuable asset in this sought-after development. The location is superb, with easy access to local amenities and main bus routes, making commuting and daily errands a breeze.

Front Garden



Bedroom One

13'9 x 8'6 (4.19m x 2.59m)



Inner Hallway

Ground Floor Cloakroom

5'2 x 2'11 (1.57m x 0.89m)

Lounge

16'3 x 15'1 (4.95m x 4.60m)



Bedroom One En Suite

8'6 x 4'6 (2.59m x 1.37m)



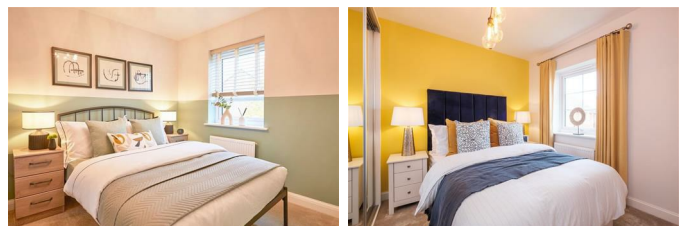
Kitchen / Dining Room

15'1 x 10'6 (4.60m x 3.20m)



Bedroom Two

10'2 x 8'6 (3.10m x 2.59m)

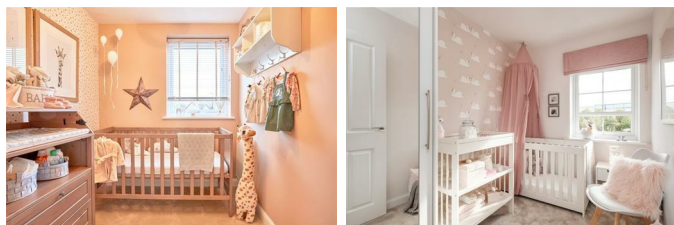


First Floor Landing

Family Bathroom
6'3 x 5'7 (1.91m x 1.70m)



Bedroom Three
8'9 x 6'3 (2.67m x 1.91m)



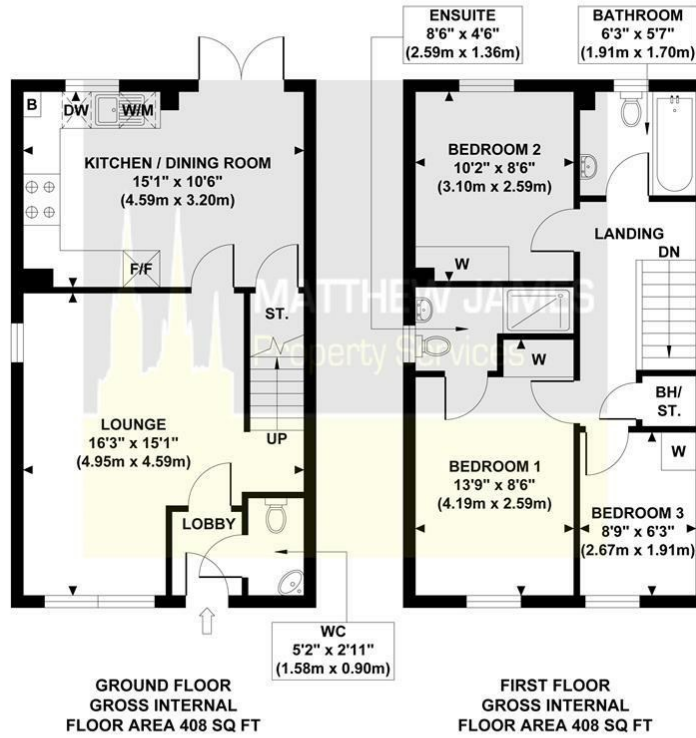
Rear Garden

Parking For Two Vehicles

Floor Plan

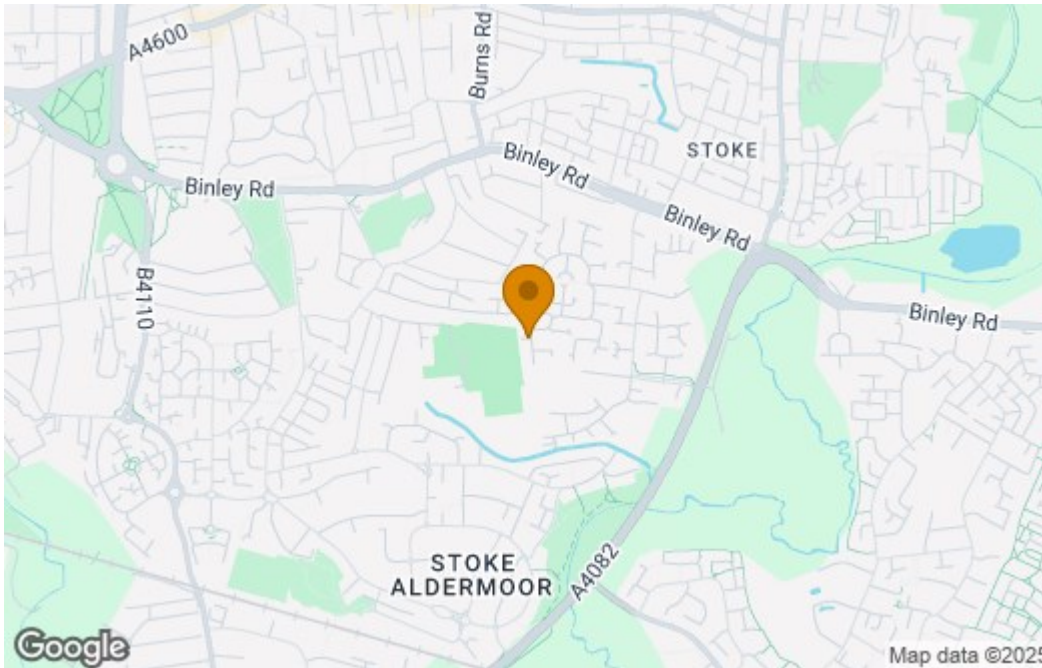
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Approximate Gross Internal Area
816 sq ft / 75.80 sq m

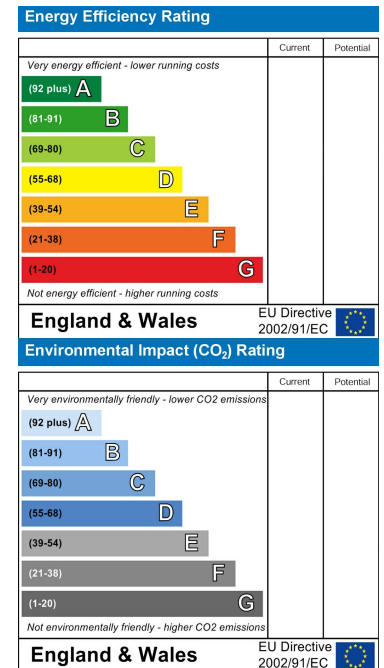


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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