

## 2 Evergreen Close Allesley, Coventry, CV5 9NX

\*\*\*Take A Look At The Virtual Tour\*\*\* Evergreen by name, Evergreen by nature - endless stunning countryside views that can be appreciated throughout. Matthew James are super excited to offer for sale this beautifully designed, detached property. Built in 2008, boasting gorgeous modern interiors and finished to an outstanding specification throughout - everything required for a family home and more. We highly recommend a viewing to really appreciate the finer details this property offers. Set back and nestled quietly on a private road location, in the middle of just three properties, this exquisite property welcomes you into a large, bright reception hallway. The ground floor consists of a generous bedroom and a fabulous wet room, although it can be versatile to whatever you require. Continue into the spacious lounge area with its bifold doors creating a perfect picture frame to the rear garden area and those envious views. Truly, the heart of the home is the wonderful kitchen, fully kitted out with all mod cons for those budding chefs or coffee connoisseurs. Bifold doors open up into the sun room with doors out to the rear garden and into the lounge, making it a very versatile space to enjoy. A separate utility room and downstairs cloakroom, complete the ground floor, making sure that the property is practical as well as very stylish.

The galleried landing, gives way to three further grand bedrooms, two having the benefit of en-suites, and a beautiful contemporary family bathroom. The colourful front garden is approached via blocked paved driveways providing ample parking and leading to the garage. The rear garden has a generous patio area and luscious lawn, an amazing spot to enjoy al fresco dining, relaxing with friends and family. Allesley Village is an idyllic location to the west of Coventry, having excellent travel links to Coventry City Centre, Birmingham via A45 and major motorway networks. Highly regarded schools and local amenities are just minutes away.

**Offers Over £650,000**

# 2 Evergreen Close

Allesley, Coventry, CV5 9NX



- Executive Detached Family Home
- Three Further Double Bedrooms, Two with Ensuite,
- Bespoke & Hi Spec Fittings & Fixtures
- Garage with Electric Door & Separate Side Door
- Immaculately Presented Throughout
- Luxury Family Bathroom
- Village Location
- Spacious Ground Floor Bedroom with Wetroom
- Stunning Endless Views
- Under Floor Heating to Ground Floor plus Centrally Heated Radiators

## GROUND FLOOR

**Hallway -**

**Living Room**

19'5" x 19'4" (5.94 x 5.91)

**Kitchen**

21'6" x 13'1" (6.57 x 4.01)

**Sun Room**

11'10" x 9'10" (3.63 x 3.02)

**Utility Room**

5'3" x 4'11" (1.62 x 1.52)

**Downstairs Cloakroom**

4'11" x 2'11" (1.52m x 0.91m)

**Bedroom Four with Ensuite**

12'3" x 9'4" (3.75 x 2.87)

## FIRST FLOOR

**Bedroom One with Ensuite**

19'2" x 9'11" (5.86 x 3.04)

**Bedroom Two with Ensuite**

16'3" x 15'9" (4.97 x 4.82)

**Bedroom Three**

13'3" x 11'3" (4.06 x 3.45)

**Family Bathroom**

## OUTSIDE

**Garage**

33'4" x 9'2" (10.18 x 2.81)

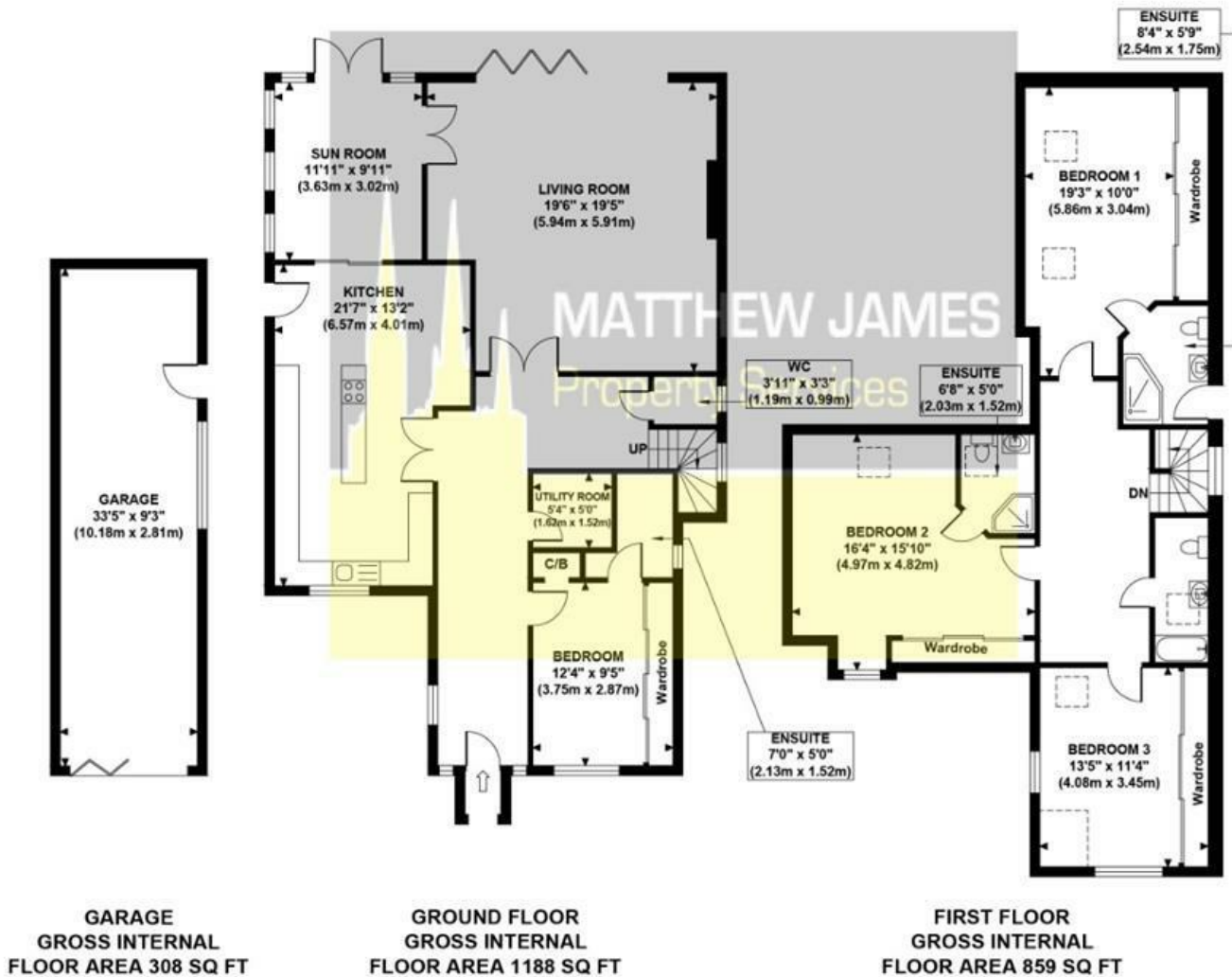


**Directions**



# EVERGREEN CLOSE

Approximate Gross Internal Area  
2355 sq ft / 218.8 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.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
91	82		
<p>Key: energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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