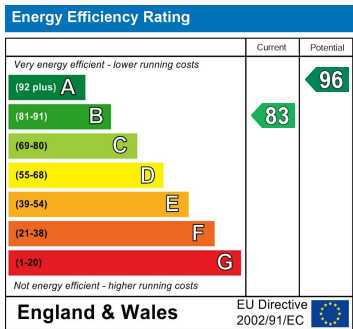


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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call: 02476 442 288
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Dennis Road
CV2 3HN



£250,000 Offers Over

Bedrooms 3
Bathrooms 2

Part of an exclusive development on Dennis Road, this exceptional three-bedroom home, built in 2018 on a larger than average plot, combines modern style with a peaceful environment, making it a true haven for those seeking both comfort and convenience.

As you arrive, you'll be greeted by a double car driveway, giving you plenty of room for family vehicles or guests. The stylish composite front door opens to a warm, welcoming hallway – a practical space where you can kick off your shoes after a long day, hang up your coat, and leave your shopping bags neatly by the door. It's the perfect introduction to this thoughtfully designed home.

To the left, the kitchen-diner is a highlight. Imagine enjoying your morning coffee as the sunlight pours in through the bay window, warming the room and casting a soft glow across the sleek countertops. The kitchen is a cook's dream – plenty of storage, a built-in oven and four-ring gas hob, integrated fridge/freezer plus space for a washing/drying machine. Picture yourself effortlessly preparing a hearty Sunday roast, or gathering the family around the table for a casual weeknight meal. It's a space that makes cooking feel like a joy, not a chore, and the bay window area provides the perfect spot for a small table to enjoy a meal, while you chat and laugh with loved ones.

Off the kitchen, a convenient WC adds to the home's practicality – ideal for when friends are over, or for quick access while you're relaxing in the living room.

The living room is a peaceful sanctuary, where you can unwind after a busy day. Picture yourself curling up on the sofa with a good book, as the soft light from the French doors spills into the room.. The French doors open to the garden, inviting the outside in. Stepping out onto the patio, you're greeted by the smell of freshly cut grass and the warm summer breeze, making it the perfect space to enjoy alfresco dining with friends or family. The lawn offers plenty of room for your children to play or to simply relax under the sun. In the summer months, the garden is bathed in sunlight.

Upstairs, the first floor doesn't disappoint. The three bedrooms are generously sized and tastefully decorated, each offering a peaceful escape at the end of the day. In the master bedroom, the en-suite shower room adds an extra layer of privacy, allowing you to start and finish your day in a space that feels like your own personal retreat.

This home offers everything you need in terms of location too. Within walking distance, you'll find a selection of shops, restaurants, and other local amenities, making errands and outings a breeze. Plus, with easy access to nearby motorway networks, your commute to work or weekend getaways is hassle-free.

The property also benefits from excellent insulation, ensuring a cosy atmosphere all year round. With upper and lower heating controls, you can easily adjust the temperature to suit your preferences, adding comfort and convenience to everyday life.

This property offers the ideal blend of practicality, style, and comfort, and is a perfect opportunity for young professionals, couples, or anyone looking for a move-in ready home in a highly sought-after location.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy



GROUND FLOOR		Bedroom 3	10'4 x 6'9
Lounge	14'4 x 10'1	Family Bathroom	
Kitchen/Diner	19'3 x 7'7'	OUTSIDE	
WC		Rear Garden	
FIRST FLOOR		Driveway	
Bedroom 1	13'9 x 7'10		
En-Suite			
Bedroom 2	10'2 x 7'8		