



£325,000

**Bedrooms 3
Bathrooms 1**

Some houses simply offer rooms. This one offers possibilities.

Standing proudly on a generous plot within the ever popular Sapphire Gate, this extended three bedroom terrace has spent more than three decades quietly doing what great family homes do best. It has welcomed birthdays, Christmas mornings, family dinners and countless ordinary days that became treasured memories. Now, with no onward chain, it is ready to open its door to a new chapter.

As you pull onto the block paved driveway, there is an immediate sense of practicality and space. Parking for multiple vehicles is rarely a luxury you appreciate until you have it, and here there is plenty. Beyond the driveway sits an impressively large garage, offering enough room for cars, hobbies, storage or perhaps future ambitions. Whether you dream of a workshop, home gym or creative studio, the space is there waiting patiently for inspiration.

Step inside and the home reveals its true character. Bright, welcoming and wonderfully honest, it has been carefully maintained over the years while leaving plenty of opportunity for a new owner to add their own style. Natural light drifts effortlessly through the property, creating rooms that feel cheerful from morning through to evening. Leading off the hallway is a convenient ground floor WC, one of those practical features that quickly becomes indispensable in everyday life.

The lounge and dining room is a space designed for real life. The bay window adds charm and character, while windows from multiple aspects ensure the room feels open and connected to the outside world. It is easy to picture winter evenings with lamps glowing softly, family celebrations gathered around the dining table or a quiet Sunday afternoon spent doing absolutely nothing at all.

Towards the rear, the extension has created a generously sized L shaped kitchen and dining area that naturally becomes the heart of the home. There is plenty of room for family meals, busy weekday breakfasts and conversations that continue long after the washing up should have been done. The adjoining conservatory provides an extra layer of versatility, flooded with daylight and opening directly onto the garden through French doors. It is the perfect spot for a morning coffee, a good book or simply enjoying the changing seasons from the comfort of indoors.

Upstairs, the accommodation continues to impress. The principal bedroom enjoys a lovely bay window and dual aspect outlook, creating a bright and airy retreat with plenty of room to unwind. The second bedroom is another comfortable double, ideal for family members or guests, while the third bedroom offers flexibility to suit modern living. Whether you need a nursery, home office, dressing room or single bedroom, it adapts with ease. Completing the first floor is a stylish shower room featuring contemporary tiling, inset lighting, a chrome heated towel rail and a modern suite that brings a touch of luxury to everyday routines.

Outside, the garden is a real hidden surprise. Sunny, private and not overlooked, it offers a wonderful sense of escape. A patio provides the perfect setting for summer dining, while the lawn creates space for children to play, pets to roam or keen gardeners to get creative. Good quality fencing surrounds the garden, enhancing both privacy and peace of mind.

The location strikes an ideal balance between convenience and community. Set within a quiet and friendly neighbourhood, the property enjoys easy access to well regarded schools, local shops, parks and transport links. Commuters will appreciate the straightforward connections to Coventry city centre, University Hospital Coventry, the A444 and the M6, making daily journeys refreshingly simple.



GROUND FLOOR

- Porch
- Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- WC
- FIRST FLOOR**
- Landing

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Shower Room
- OUTSIDE**
- Double Garage
- Rear Garage
- Rear Garden
- Driveway