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Crediton Close  
CV3 5PX

# Crediton Close

## CV3 5PX

This exceptional four-bedroom detached family home in Stivichall offers the perfect combination of space, comfort, and practicality for modern family life. Deceptively spacious and beautifully extended, the property features four generously sized double bedrooms, including a luxurious master suite with vaulted ceiling and Juliet balcony, and a private guest suite ideal for teenagers, extended family, or a live-in nanny.

Inside, the home has been thoughtfully designed to suit a busy family lifestyle, with multiple reception areas including a cosy snug, an elegant dining room, a large lounge, and a private study ideal for homework or working from home. The recently refitted kitchen is both spacious and stylish, perfect for preparing meals and hosting family gatherings.

The property sits on a private 1/5 acre south-facing plot, with mature gardens wrapping around two sides of the home, offering secure and expansive outdoor space for children to play, for weekend barbecues, or for simply enjoying the peaceful setting.

Smart home technology allows remote control of heating, lights, blinds and security,

Ideal for professionals and commuters alike, this beautifully presented four-bedroom detached home offers the perfect blend of contemporary comfort and excellent connectivity. Situated in the desirable suburb of Stivichall, just 15 miles from Coventry city centre and mainline station, it offers quick and direct rail access to London, Birmingham and beyond. With the A45 and A46 just minutes away and the M40 and M6 easily accessible, it's a prime location for those needing swift access to regional transport routes.

Inside, the home is deceptively spacious, with a vast 30' x 16' lounge at its heart, a newly refitted kitchen, a separate dining room, snug, study, and four large double bedrooms including two with en-suites. The master suite is particularly striking, with a vaulted ceiling, Juliet balcony, and high-spec bathroom.

This property is equipped for the modern commuter's lifestyle, with 1 Gigabit fibre broadband, smart home features that allow remote control of heating, lighting, blinds, and security, and underfloor heating in key rooms for added comfort.

Tucked away on a generous and private 1/5 acre plot, the beautifully landscaped gardens offer a tranquil escape at the end of a busy day. A driveway with space for 4-6 cars and an integral garage completes this outstanding offering — a rare opportunity for those who want city access without compromising on space, style or peace.

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property since 1995

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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

1.02m x 4.11m

#### Family Room

#### Study

2.49m x 2.92m

#### Kitchen/Diner

7.44m x 2.97m

#### Living Room

4.93m x 9.22m

#### W/C

1.55m x 1.12m

#### Utility Room

2.69m x 2.11m

#### Garage

2.77m x 5.00m

### FIRST FLOOR

#### Bedroom One

4.93m x 6.17m

#### En-Suite

2.64m x 1.65m

#### Bedroom Two

3.40m x 3.35m

#### Dressing Room

1.30m x 2.06m

#### En-Suite

1.96m x 1.65m

#### Bedroom Three

2.67m x 4.04m

#### Bedroom Four

3.23m x 2.13m

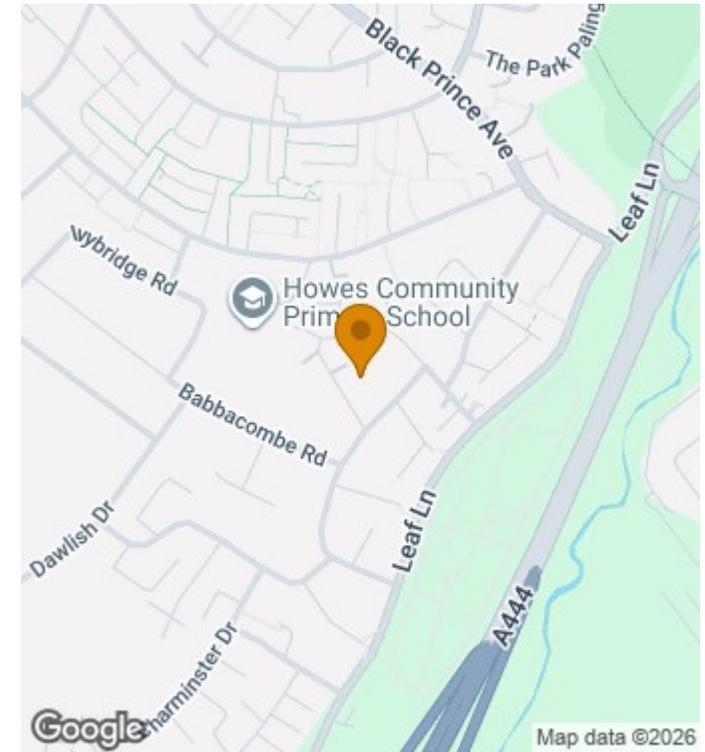
#### Bathroom

2.69m x 1.88m

# Floor Plan



# Location Map



Total area: 2336.00 sq ft

### 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 Home.

**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 Home 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

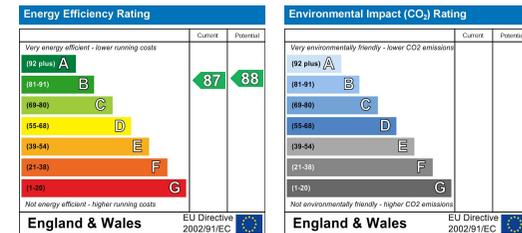
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 Home'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 Home 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.

# EPC



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