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Sandstone Avenue

Keresley End CV7 8QW

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A superbly presented four-bedroom detached family home, constructed in 2022, offering stylish and energy-efficient accommodation extending to approximately 1,099 sq. ft., including the detached garage, situated within the highly desirable Keresley End development. Having been purchased new by the current owners, the property has been beautifully maintained throughout and is presented in genuine move-in ready condition.

The accommodation begins with a welcoming entrance hallway providing access to a convenient guest WC and staircase rising to the first floor. To the front of the property is a spacious living room, beautifully presented and enhanced by a bay window that floods the room with natural light.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed to suit modern family living. Finished with an extensive range of contemporary wall and base units, integrated appliances and generous worktop space, the kitchen offers both style and practicality. There is ample space for dining and entertaining, whilst French doors open directly onto the rear garden. Completing the ground floor is a separate utility room, providing additional storage. A further benefit is the electric underfloor heating serving the hallway, guest WC and kitchen.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom finished to an excellent standard. The fourth bedroom also offers flexibility as a home office, nursery or dressing room.

Externally, the property enjoys an attractive frontage with a driveway providing off-road parking for multiple vehicles, complete with an electric vehicle charging point, leading to a detached garage. To the rear is a private, enclosed garden, predominantly laid to lawn with a patio seating area, creating the perfect space for outdoor dining & entertaining.

Located within the popular Keresley End development, the property benefits from excellent access to local schools, everyday amenities, countryside walks and commuter routes including the A444, M6, Coventry Building Society Arena and the Ricoh Retail Park.

This outstanding home is perfectly suited to growing families or buyers seeking a modern, energy-efficient property, benefiting from the remainder of the NHBC warranty.

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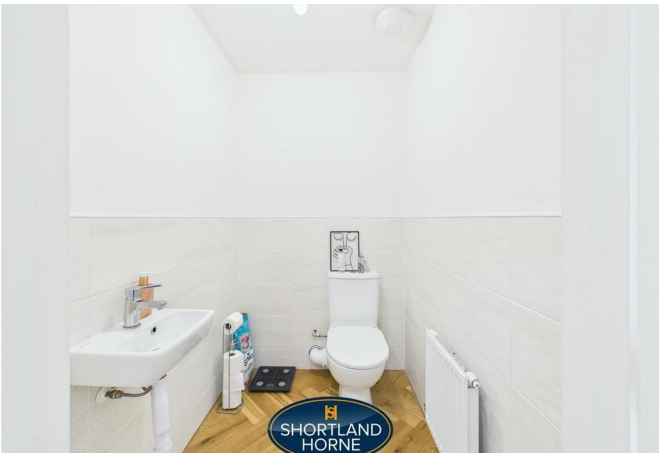

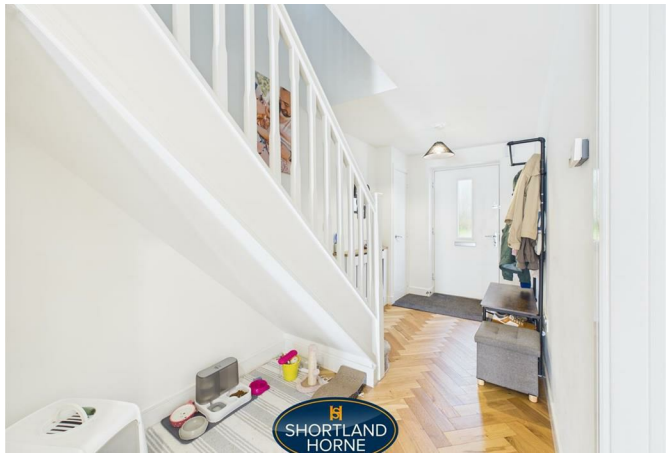

Dimensions

Entrance Hall
5.79m x 1.91m

Living Room
4.42m x 3.28m

Kitchen
3.33m x 5.31m

Utility Room
1.32m x 1.14m

W/C
1.30m x 1.57m

FIRST FLOOR

Bedroom One
3.76m x 3.18m

En-Suite
2.01m x 1.19m

Bedroom Two
3.30m x 3.18m

Bedroom Three
2.62m x 2.08m

Bedroom Four/Office
2.18m x 2.06m

Bathroom
2.03m x 1.88m

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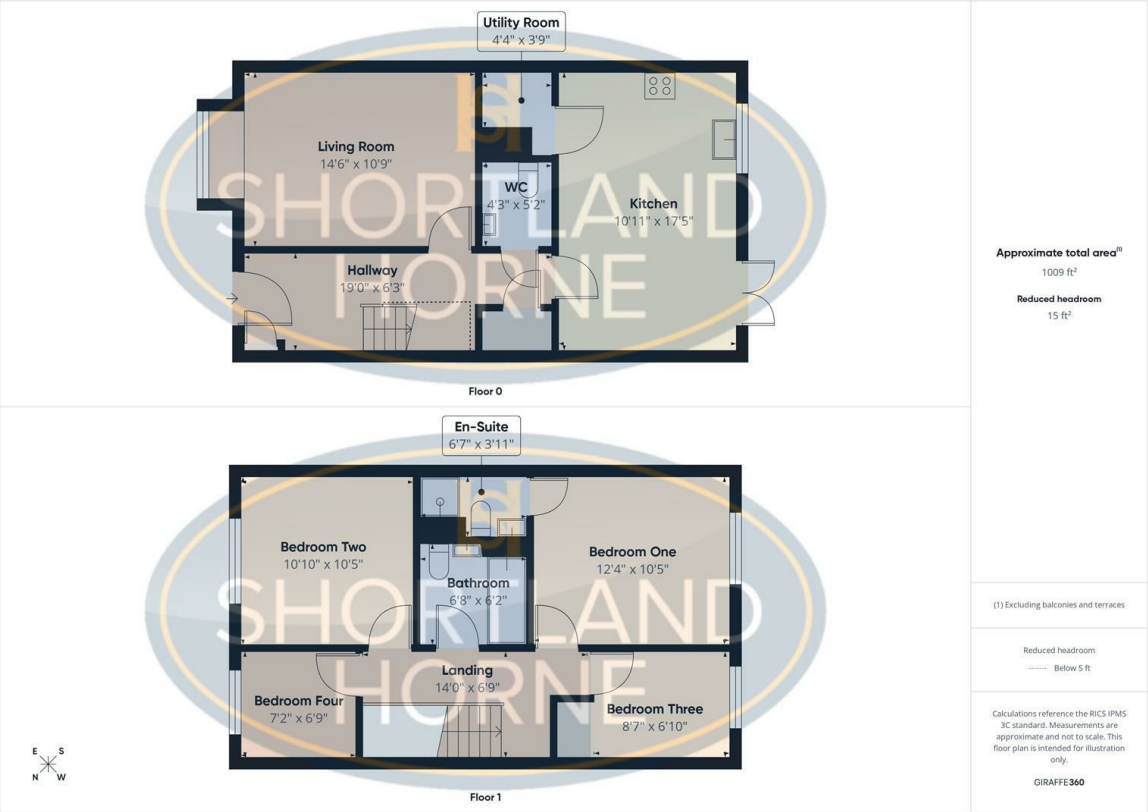
Floor Plan



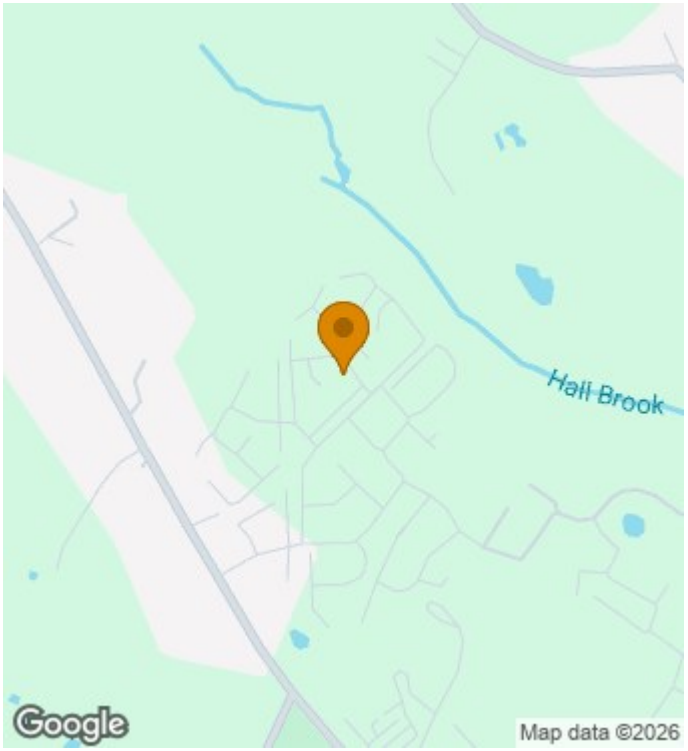
Total area: 1099.00 sq ft

Disclaimer

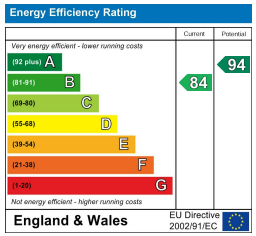
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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 ccordance 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.

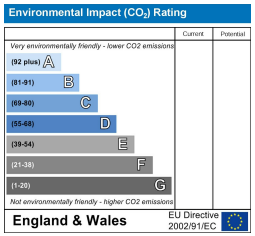
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers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

Location Map



EPC





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