



**Bennetts Road, Keresley End
Coventry CV7 8QD
Guide Price £375,000**

Pointons Estate Agents are pleased to offer this well presented, extended, modern detached family home located in a popular location with views over countryside to the rear. The property benefits from gas central heating with traditional cast iron radiators and newly fitted double glazing. The accommodation comprises entrance hall, extended lounge / dining room, fitted kitchen with some appliances built in, separate utility room and guest cloakroom. To the first floor there are three bedrooms, master having en-suite shower room and family bathroom.

Outside is a garden to the rear, parking for three cars and garage store. An internal inspection is strongly recommended to appreciate the size and quality of accommodation on offer and are by strict appointment via the agent.



Entrance Hall

Radiator, ceramic tiled flooring, stair leading to first floor landing with spindles and under stairs cupboard (accessed from the lounge area) and doors to:

Kitchen

16'9" x 8'10" (5.10m x 2.70m)

A bespoke fitted kitchen with granite worktops and a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, concealed under-unit lights, built-in fridge/freezer, plumbing for dishwasher, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, double glazed window to front, radiator, ceramic tiled flooring, part glazed door to side.

Utility

7'9" x 8'7" (2.35m x 2.62m)

Fitted base units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and tumble dryer, ceramic tiled flooring, part glazed door to side.

WC

Fitted with two piece suite comprising, vanity wash unit with cupboard under and tiled splashbacks, low-level WC and extractor fan, radiator, ceramic tiled flooring.

Lounge Area

11'8" x 21'9" (3.55m x 6.60m)

Double glazed window to rear, fireplace with wood burner having a glass door, two radiators, telephone point, opening into:

Dining Area

12'7" x 12'5" (3.84m x 3.78m)

Two double glazed windows to rear, two double glazed windows to side, double glazed skylights/velux windows, radiator, hard wood flooring, wall light points, vaulted ceiling with exposed beams, double glazed French double doors to garden.

Landing

Double glazed window to side, access to loft space being part boarded with pull down ladder and doors to:

Master Bedroom

11'4" x 21'8" plus wardrobes (3.47m x 6.61m plus wardrobes)

Two double glazed windows to rear, radiators, double doors to built in wardrobes with hanging rails and shelving, door to:

En-suite

Fitted with three piece suite comprising vanity wash unit with cupboard and drawers, tiled shower enclosure and close coupled WC, tiling to all walls, heated towel rail, extractor fan, shaver point, obscure double glazed window to side.

Bedroom 2

9'10" x 10'7" (2.99m x 3.22m)

Double glazed window to front and radiator

Bedroom 3

9'10" x 10'6" (2.99m x 3.19m)

Double glazed window to front and radiator

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, tiling to all walls, extractor fan, shaver point, obscure double glazed window to side, heated towel rail.

Garage Store

Accessed via double wooden doors, wall mounted combination boiler serving central heating and domestic hot water.

Outside

To the rear is a decked patio area with spindles, low maintenance garden being mainly laid to slate with feature paved patio, shrub borders and garden shed, a large log store and 15 x 20 ft roofed area to bottom of garden with views over farmland. Pedestrian access to both sides leading to the front where there is a driveway providing off road parking and a further lawn area.

Disclaimer

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Tenure

Freehold, council tax band is D

Viewings

Strictly via Agent

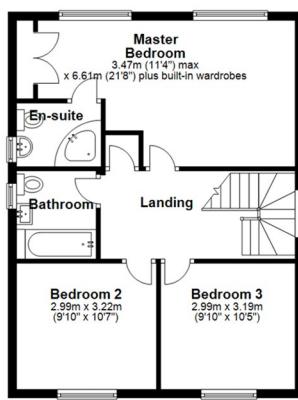
Ground Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



Total area: approx. 133.7 sq. metres (1439.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com



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