

JULIE PHILPOT

RESIDENTIAL



54 Merynton Avenue | Coventry | CV4 7BN

£465,000

A newly modernised, immaculately presented and individual detached bungalow providing spacious living with lovely open parkland views to the front and attractive landscaped garden to the rear. There are three bedrooms, a fabulous open plan living room leading to the kitchen and separate utility room. The bedrooms are spacious and the bathroom is luxurious.

The property can only be appreciated by viewing which is essential.

- High Quality Detached Bungalow
- Three Bedrooms
- High Quality Finish
- Open Plan Design
- Popular Location



Property Description

LOCATION

A high quality bungalow is a prime location just off the Kenilworth Road which provides easy access for Warwick University and the excellent road and rail links to Birmingham and London. Kenilworth is just a short drive away with its Castle and excellent social and shopping amenities.

ENTRANCE HALL

With radiator, two wall light points, built in storage and airing cupboard. Access to roof storage space.

CLOAKROOM

With white suite having w.c, wash basin and vanity cupboard.

OPEN PLAN LIVING ROOM

Having open fireplace with carved oak mantel and 'stove' style electric fire, radiator, exposed oak beamed ceiling, stunning Green Oak framed double glazed windows, TV aerial point, two double glazed side windows and matching double glazed French doors leading out to the rear patio area and super rear garden.

KITCHEN/DINER

Having being refitted with quality cream gloss units and marble effect work surfaces comprising sink unit with mixer tap, superb range of base units, drawers and wall mounted cupboards incorporating inset "Hotpoint" four ring induction hob with extractor canopy over, integrated "Hotpoint" dishwasher, tall unit housing the "Hotpoint" built in oven and grill. Matching larder unit with space for 'American' style fridge freezer and free standing breakfast bar/unit with cupboard beneath (can also be used to extend the range of wall mounted cupboards). Wood effect laminate floor covering, radiator, two sky lights and stable door leading out to the rear garden.

UTILITY ROOM

Having work surface with space and plumbing under for washing machine and dishwasher, useful storage cupboard, recently installed wall mounted gas boiler, and wood effect laminate floor covering.

BEDROOM ONE

Having double glazed window to front, radiator, tv aerial point and coved ceiling cornice.

BEDROOM TWO

Having dual aspect double glazed window, radiator, tv aerial point, coved ceiling cornice, ceiling light point and two inset over bed light points.

BEDROOM THREE/STUDY

Having dual aspect double glazed windows to the front and side, radiator, tv aerial point and decorative built in cupboard housing the utility meters.

LUXURY BATHROOM

Having been refitted with a traditional style white suite comprising w.c, half pedestal wash hand basin and free standing ball & claw bath with mixer tap shower over, separate walk in shower with multi-functional three jet shower system, walls part tiled in modern and complementary ceramics, ceramic tiled floor, designer feature radiator, extractor fan and built in wall cupboard.

OUTSIDE

The property is set back from the road behind a small brick boundary wall with a large sweeping block paved driveway having space for several vehicles, shaped area of lawn with a variety of flowering plants, trees and shrubs, personal gated access leading to the rear garden and timber fencing forms the boundaries.

The landscaped and secluded rear garden is a particular feature of the property being much larger than average and having a delightful paved patio/seating/entertaining area, extensive shaped area of lawn with a variety of mature trees, plants and flowering plants surrounding. Further paved area to rear with timber garden shed.





Total Approx. Floor Area 1277 Sq.Ft. (118.6 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

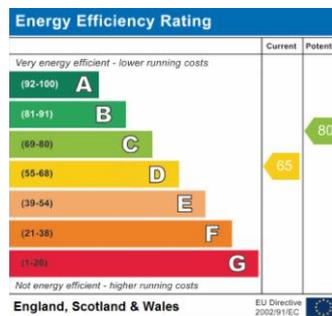
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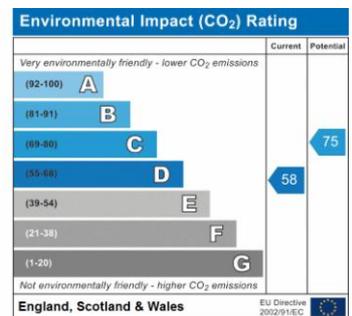
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements