

**3 Bedroom Detached Bungalow  
located in Binley.**

**£300,000**

**UP Estates**





3



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TBC



85 m<sup>2</sup>



## FULL DESCRIPTION

**\*IMPRESSIVE, MODERNISED DETACHED BUNGALOW\*** Up Estates are proud to present this three bedroom detached bungalow located in the sought-after area of Binley, Coventry. Having been beautifully modernised to a high standard, this opportunity is not to be missed! Offering ample off-road parking, an open-plan Kitchen/Diner with bi-folds leading onto the patio, and a Utility Room. Briefly comprising; Hall, Bedroom Two, Bedroom One, Bathroom, Lounge, Bedroom Three, stunning open-plan Kitchen/Diner, and Utility Room. Externally there is a large driveway to the front aspect for parking multiple vehicles, gated access to the Garage, and an enclosed garden to the rear.

### HALL

With a wall-mounted central heated radiator and doors leading to Bedroom Two, the Bathroom and the Lounge.

### BEDROOM TWO

**9' 10" x 11' 9" (3m x 3.6m)**

A double bedroom having a central heated radiator, double glazed window to the front aspect and a door leading into Bedroom One.

### BEDROOM ONE

**10' 7" x 13' 5" (3.25m x 4.1m)**

A double bedroom having a central heated radiator and double glazed window to the front aspect.

### BATHROOM

**9' 8" x 5' 2" (2.95m x 1.6m)**

A modern bathroom comprising a low level W/C, vanity wash basin, bathtub with waterfall shower over, central heated towel rail and a double glazed window to the side aspect.

### LOUNGE

**10' 7" x 14' 7" (3.25m x 4.45m)**

Having a central heated radiator, a door leading into Bedroom Three, and open-plan access into the Kitchen/Diner.

## Offers Over £300,000

- Modernised to a High Standard
- Detached Bungalow
- Stunning Open-Plan Kitchen/Diner
- Three Good-Sized Bedrooms
- Large Driveway & Garage
- Beautifully Presented
- Utility Room
- Sought-After Location



### **BEDROOM THREE**

**10' 5" x 7' 6" (3.18m x 2.3m)**

Having a central heated radiator and double glazed window to the side aspect.

### **KITCHEN/DINER**

**21' 1" x 13' 6" (6.43m x 4.14m)**

A stunning open-plan Kitchen/Diner which has been modernised to an excellent standard. Boasting double glazed bi-folds opening out into the rear garden, an island with a breakfast bar and inset 1.5 bowl sink with mixer tap, spotlights, and space for a dining table. The kitchen includes a matching range of wall and base mounted units, tiled splash back, an integrated gas hob with extractor fan over, integrated double oven, and space for an American-style fridge-freezer. There is also a central heated radiator and a door leading into the Utility Room.



#### UTILITY ROOM

**7' 1" x 6' 3" (2.16m x 1.93m)**

Having wall and base mounted units with work surfaces over, space and plumbing for washing machine and drier, a central heated radiator and a door leading out into the rear garden.

#### FRONT ASPECT

An impressive front aspect with a large driveway and gated access to the Garage.

#### GARAGE

Situated to the rear of the property and having an up-and-over door.

#### GARDEN

An enclosed rear garden with an initial patio area followed by a lawn and fencing along the boundaries.



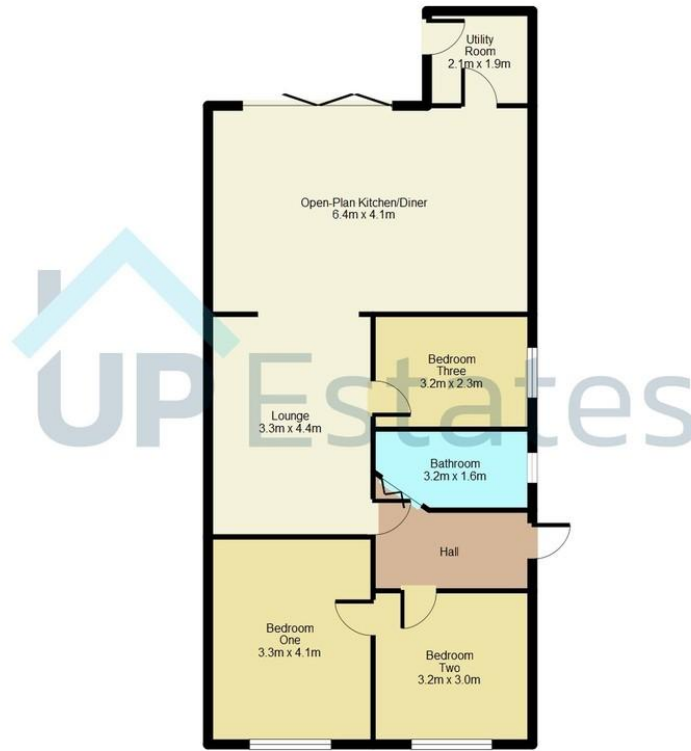




**Newbold Close Binley CV3 2HW**



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m

### CONTACT

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