



Hallams Close,
Brandon,
Coventry, CV8
3NZ

Asking Price Of
£295,000



3 bedroom Semi-Detached House located in Brandon

FULL DESCRIPTION

THE PROPERTY

An opportunity to purchase an extended and improved three bedroom end of terrace located in a quiet backwater in the heart of this picturesque Warwickshire Village. Brandon is located between Coventry and Rugby and boasts excellent communication with the A46 only 1 mile away. On the outskirts of the village is Brandon Marsh Nature Reserve as well as Brandon Woods. The property has been extended by the current owners, benefits double glazing and gas central heating and comprises a reception hallway with stairs to the first floor and oak door into the front lounge. From the lounge you access the stunning fitted kitchen and dining room with its vaulted ceiling with sky light windows. The kitchen is comprehensively fitted with quality appliances and has a Decton countertop and oak breakfast bar. On the first floor are three bedrooms, master with refitted shower room and a family bathroom. The third bedroom has been arranged as a dressing room with floor to ceiling wardrobes to one wall. Outside and adjacent to the property are allocated parking bays for two vehicles. The rear garden is patioed and benefits rear pedestrian access.

APPROACH

A pathway and steps lead to the canopied porch and entrance door.

RECEPTION HALLWAY

Entry is through a composite double glazed door with matching side light window. Stairs rise to the first floor landing, radiator and door into the lounge

LOUNGE

17' 7" x 11' 5" (5.36m x 3.50m)

With engineered wood flooring, leaded double glazed window to the fore with a radiator beneath. Artex to ceiling and oak door into the extended kitchen.

STUNNING FITTED KITCHEN

9' 0" x 14' 5" (2.76m x 4.40m)

Extended in 2016 the stunning kitchen is certainly the hub of this home. Divided into two distinct areas the kitchen is comprehensively fitted with a range of high gloss white units to four sides. The base units have a Dekton stone countertop over with an undercounter Franke sink unit that is set beneath a wood block breakfast bar that separates the kitchen and dining areas. In line with modern living there is a bank of full height units to one wall that incorporates Siemens combination and conventional ovens and includes a roller shutter unit. There are integrated appliances that include a washing machine and dishwasher and corner carousel base units that utilise all available space. Set within the countertop is a five burner gas hob with central wok burner and a matching brushed steel extractor canopy over. There is a further bank of units that incorporate an American style fridge freezer (available by separate negotiation) and full height pull out racking. The kitchen flows into the dining area with a continuation of the ceramic stone tiled flooring.

DINING AREA

9' 10" x 11' 8" (3.02m x 3.56m)

With vaulted ceiling with skylight windows and downlighting, radiator and a double glazed door and window to the rear garden and patio.



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EPC

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LANDING

Access to loft void, cupboard housing the Worcester Bosch combination boiler and doors off to.

BEDROOM ONE

13' 5" x 8' 6" (4.09m x 2.60m)

With a leaded double glazed window to the fore and a radiator beneath. Door into the en suite.

REFITTED EN SUITE SHOWER ROOM

Fitted with a white suite that comprises a concealed cistern wc, vanity wash hand basin and a wet room shower. Tiling to full height with a rainfall shower, tiled flooring and a frosted double glazed window to the side.

BEDROOM TWO

10' 6" x 8' 6" (3.21m x 2.60m)

With a leaded double glazed window to the rear with a radiator beneath.

BEDROOM THREE

8' 9" x 5' 6" (2.67m x 1.69m)

Currently used as a dressing room with fitted wardrobes to one wall that includes hanging and shelving. Leaded double glazed window to the fore and a radiator.

FAMILY BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer tap with shower attachment, pedestal wash hand basin and a close coupled wc. Tiling to half height to splashbacks, double glazed window to the rear, radiator and an extractor fan.





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REAR PATIO GARDEN

The rear garden has a flagstone effect patio as you step from the house. It has power and is flanked with a well stocked floral and shrub border. A pathway leads to a lower terrace with a Brodco Daylight Secure Max Pod and to the rear gate and pedestrian access. The garden is enclosed by a wall to one side and panelled fencing.



FLOORPLAN



Total area: approx. 83.4 sq. metres

DIRECTIONS

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