



**2 Bedroom Detached Bungalow  
located in Binley Woods.**

**£375,000**

**UP Estates**



### FULL DESCRIPTION

**\*\*No Forward Chain\*\*Spacious Corner Plot\*\*Deceptively Spacious Detached Home\*\* Here we have an excellent opportunity to purchase a Two Bedroom Detached Bungalow located in the sought-after area of Binley Woods with surrounding amenities including shops, a lovely local pub, primary school, and nearby countryside walks. Offered with no upward chain on the sale, this property also benefits from a sizeable corner plot with a private garden, and a Garage which has gated vehicular access via Ferndale Road. Briefly comprising of; Porch, Hall, Lounge/Diner, Kitchen, Sun Room, Lobby, Bathroom and Two Double Bedrooms. There is also access to a large loft space. To the side of the property is an extension which is used currently as a Utility Room.**



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84.9 sq.m

**£375,000**

- No Forward Chain
- Spacious Corner Plot With Huge Potential
- Open Plan Lounge/Diner
- Gated Driveway & Garage
- Sought After Binley Woods Area
- Deceptively Spacious & Extended

#### PORCH

Giving access into the Hall.

#### HALL

With doors leading to accommodation.

#### LOUNGE/DINER

**12' 9" x 22' 5" (3.9m x 6.85m)**

A good-sized reception room having a central heated radiator, double glazed window to the front aspect, and a window overlooking the Lobby.

#### KITCHEN

**11' 5" x 10' 3" (3.5m x 3.14m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, and space for appliances. There is a window overlooking the Sun Room and a door leading into the Sun Room.

#### SUN ROOM

**12' 4" x 6' 2" (3.77m x 1.9m)**

Benefitting from tiled flooring, a double glazed window to the rear aspect, a window and door to the side accessing the Lobby, and a door leading outside.



#### **LOBBY**

Having a door to the side aspect leading outside.

#### **BATHROOM**

Being partially tiled and having a panelled bath with shower mixer tap over, low level W/C, pedestal wash basin, central heated radiator and a window to the rear.

#### **BEDROOM ONE**

**11' 5" x 10' 11" (3.5m x 3.35m)**

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

#### **BEDROOM TWO**

**11' 5" x 8' 2" (3.5m x 2.5m)**

Another double bedroom with a central heated radiator and double glazed window to the side aspect.





#### **GARDEN**

Offering a gated frontage with a paved pathway to the front door, and a private garden wrapping around the front & side of the property. Having a patio area, a lawn, shrubbery, and access to the Garage. There is also a Courtyard Garden area to the side, in front of the Garage.

#### **GARAGE**

**16' 10" x 9' 2" (5.14m x 2.8m)**

Situated directly to the side of the property and benefitting from gated vehicular access via Ferndale Road. Having an up-and-over door, power & lighting.



#### **UTILITY ROOM**

**16' 10" x 6' 1" (5.14m x 1.86m)**

An extension to the side of the Garage, this Utility Room has power & lighting and space for appliances.





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## Heather Road Binley Woods CV3 2DB



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## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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Approx Internal Floor Area: 84.9 sq.m

### CONTACT

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