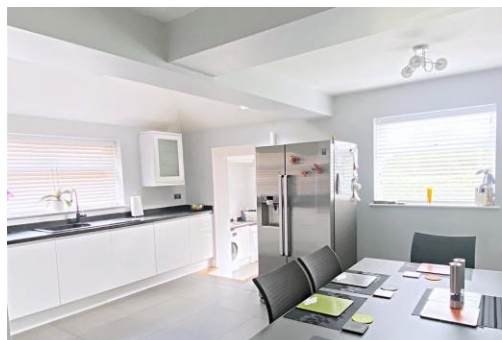




JULIE PHILPOT

RESIDENTIAL



27 Harvey Close | Allesley | Coventry | CV5 9FU

£419,000

A superior extended semi-detached family home, much improved throughout, situated in this highly sought after cul-de-sac backing on to School Playing Fields and within easy reach of open countryside. Internally the tastefully presented property benefits from a large open plan lounge and split level dining room with a study area leading off together with a stunning refitted kitchen/breakfast room, separate utility room, ground floor cloakroom, three generous bedrooms and a first floor family bathroom. Externally, the stunning rear garden is a particular feature being beautifully landscaped with an extensive patio/seating/entertaining area. Early viewing recommended.

- Three Generous Bedrooms
- Stunning Extended Kitchen/Breakfast Room
- Ground Floor Cloakroom & Utility
- Gas Central Heating & Double Glazing



Property Description

Composite front entrance door leading to:

Spacious Reception Hall

With staircase leading to the first floor, radiator and understairs storage cupboard.

Elegant Front Lounge

3.43m plus bay x 3.45m to chimney breast (11'3" plus bay x 11'4" to chimney breast)

Having feature stone fireplace with inset coal effect gas fire, double glazed bay window to front and tv aerial point.

Split Level Dining Room/Study

3.68m x 3.15m into chimney breast (12'1" x 10'4" into chimney breast)

A good size room open plan to the lounge area with balustrade and steps to:

Study Area

3.10m x 2.18m (10'2" x 7'2")

With radiator and double glazed double opening doors leading out to the rear patio and mature rear garden.

Stunning Open Plan Kitchen/Breakfast Room

5.05m x 4.75m overall measurements (16'7" x 15'7")

With doors giving access to the ground floor cloakroom and pantry/store cupboard.

Refitted Kitchen/Breakfast Room

Having an extensive range of modern white gloss handless kitchen cabinets including base cupboards, drawers, pan drawers and two glazed wall cupboards. Quality worksurfaces with inset Cooker & Lewis sink, four ring gas hob with Bosch stainless steel extractor canopy over. Matching tall larder unit housing built-in eye level oven and separate grill. Integrated dishwasher, space

for large/American style fridge/freezer, tiled splashbacks, tiled floor, double glazed windows to side and rear and steps leading down to:

Utility Room

2.59m x 2.31m (8'6" x 7'7")

Having stainless steel sink unit, base cupboard, space for automatic washing machine and venting for tumble dryer. Tall larder unit with shelving housing the "Vaillant" combination boiler. Radiator, tiled flooring, double glazed window and door to rear garden.

Ground Floor Cloakroom

With low level w/c, vanity sink unit with cupboard below, radiator, tiled floor, extractor and obscure double glazed window.

Store Cupboard

With ample shelving and storage space.

First Floor Landing

Being naturally lit via side double glazed window and having access point to loft space and doors leading off to all rooms.

Bedroom One

4.29m into bay x 3.25m (14'1" into bay x 10'8")

Having a range of built-in wardrobes comprising two double and one single mirror fronted wardrobes with ample hanging and shelving space, built-in dressing table unit, matching bedstead and beside cabinets. Radiator and double glazed bay window to front.

Bedroom Two

3.76m x 3.18m max into wardrobes (12'4" x 10'5" max)

Having triple sliding door wardrobes with ample hanging and shelving space, storage cupboard with shelving, radiator and double glazed window with lovely views over the rear garden.

Bedroom Three

2.57m inc wardrobe x 2.16m (8'5" inc wardrobe x 7'1")
Having double built-in wardrobe with overhead storage, radiator and double glazed window to front.

Bathroom

Fitted with a white suite comprising panelled bath with folding glazed side screen and mains fed shower over, pedestal wash hand basin, vanity mirror/wall cabinet with recessed lighting, corner chrome heated towel rail/radiator, obscure double glazed window, vinyl flooring and fully tiled walls.

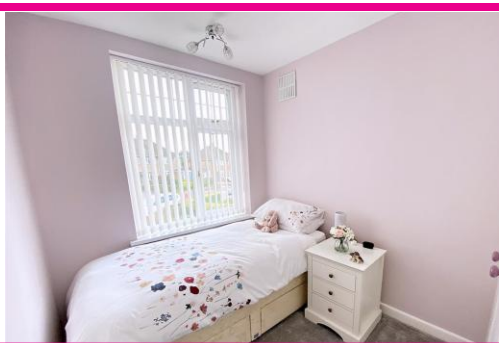
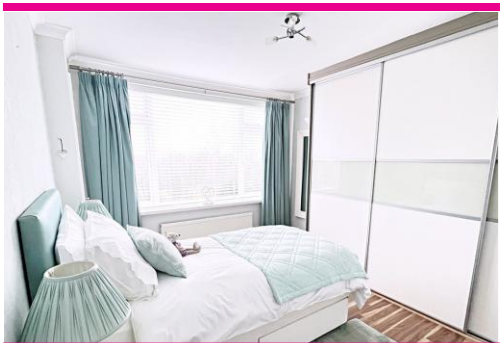
Outside

Drive and Parking

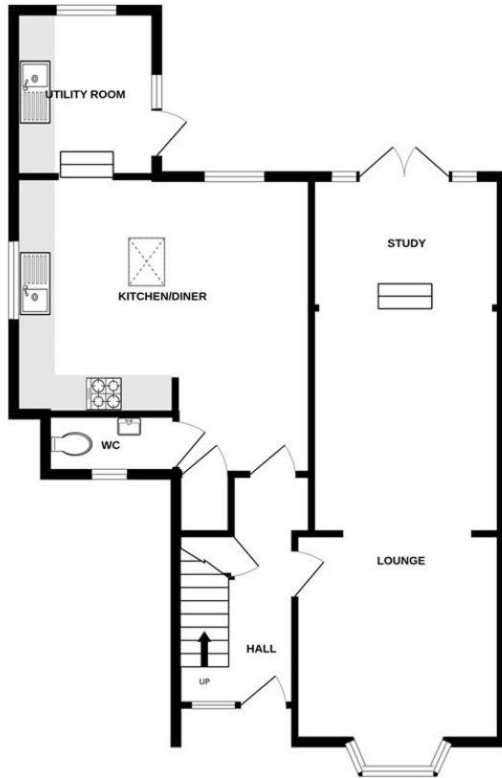
The property has a direct access driveway to the front providing plenty of off road parking.

Rear Garden

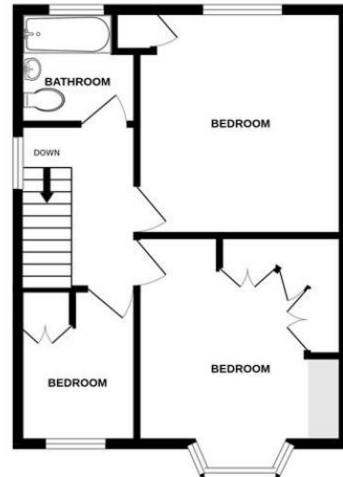
A gate and access at the side leads to the superb rear garden which is an outstanding feature of the property being of a generous size, mature and well stocked with a variety of mature flowering plants, shrubs and trees,. There is a large sunny terrace with ample seating areas and steps leading down to the shaped area of lawn. Timber fencing and hedging form the boundaries.



GROUND FLOOR



1ST FLOOR



Made with MetroPix ©2023

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.