LewisOliver are proud to offer this lovely detached family home in Coundon. The house is situated on a discreet private drive of only two detached properties and must be seen to be appreciated. The property briefly comprises of an Entrance Hall, Large Lounge, Modern Kitchen/Diner, Utility Room, Guest W.C, Four Good Bedrooms, Family Bathroom and further Shower Room. There are Gardens to the Front, Side and Rear as well as an Integral Garage. For further information or to book a viewing please call LewisOliver Today.

- DISCREET LOCATION
- DETACHED FAMILY HOME
- FOUR GOOD BEDROOMS
- TWO FAMILY BATHROOMS
- GARAGE AND SPACIOUS DRIVEWAY
**APPROACH**
Tarmac frontage with parking for several cars, mature beds and front door leading to

**HALLWAY**
Comprising of stairs up to first floor, central heating radiator, Amtico flooring and doors to

**LOUNGE**
24'3" max x 14'9" max (7.410m max x 4.505m max) Comprising of timber double glazed windows to the front and rear aspects, central heating radiator, coving to ceiling, Amtico flooring and obscure timber French doors leading to the rear garden

**KITCHEN/DINER**
27'7" x 10'1" (8.420m x 3.092m) Comprising of timber double glazed windows to the front and rear aspects, central heating radiator, feature flooring, wall and base units with Granite work surface over and one and a half bowl stainless steel sink and drainer, double Range oven with cooker hood over, integrated dishwasher, space for American style fridge/freezer, breakfast island and door to

**UTILITY ROOM**
8'8" x 7'9" (2.650m x 2.364m) Comprising of a stainless steel sink and drainer, timber double glazed window and door combo to the rear aspect, space for domestic appliances, wall mounted gas central heating boiler and door to

**GUEST W.C**
7'9" x 2'9" (2.381m x 0.843m) Comprising of a low level WC, wash hand basin, ceramic tiled floor, tiling to half height, extractor fan and central heating radiator

**LANDING**
Comprising of loft access and doors to

**BEDROOM ONE**
14'9" x 10'2" (4.497m x 3.105m) Comprising of timber double glazed window to the front aspect, laminate flooring, built in wardrobe and central heating radiator

**BEDROOM TWO**
11'11" x 10'6" (3.650m x 3.222m) Comprising of timber double glazed window to the front aspect, laminate flooring, built in wardrobe and central heating radiator

**BEDROOM THREE**
14'4" x 7'9" (4.371m x 2.375m) Comprising of timber double glazed window to the front aspect, laminate flooring, built in wardrobe and central heating radiator

**BEDROOM FOUR**
12'2" x 8'8" (3.723m x 2.654m) Comprising of timber double glazed window to the rear aspect, built in wardrobe and central heating radiator

**FAMILY BATHROOM**
14'0" x 8'7" (4.272m x 2.622m) Comprising of a timber double glazed obscure window to the rear aspect, low level WC, wash hand basin, freestanding bath, central heating radiator, ceramic tiled flooring and partially tiled walls

**SHOWER ROOM**
7'9" x 6'8" (2.364m x 2.045m) Comprising of a timber double glazed obscure window to the rear aspect, low level WC, wash hand basin, shower enclosure, heated towel rail, central heating radiator and partially tiled walls

**REAR GARDEN**
Comprising of a large paved patio area, area of artificial lawn, fenced boundaries, gated side access and Conservatory style summer house with power and lighting

**INTEGRAL GARAGE**
Comprising of up and over door, power and lighting and obscure timber double glazed window to the side aspect

**DISCLAIMER**
Please Note: LewisOliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Freehold but recommend that prospective purchasers confirm this with the vendor’s solicitor.

Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: LewisOliver will ask prospective purchasers to produce identification documents to support any offers.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.