



Lupton Avenue
Styvechale, Coventry





Lupton Avenue

Styvechale, Coventry, CV3 5BQ

A substantial extended semi-detached family home situated in this sought after and popular location within Styvechale which is ideally located within easy access of the War Memorial Park, Railway Station and City Centre as well as near by local primary schools and shopping amenities on Daventry Road. The property benefits from double glazed and gas centrally heated accommodation which briefly comprises; reception hall, through lounge/dining room, dining/sitting room extension, extended breakfast kitchen with fitted units and built in appliances, first floor landing, four bedrooms, family bathroom and separate shower room, whilst to the outside there is a shaped front garden with block paved driveway providing off road parking, a large integral garage and a substantial rear garden with paved patio area, brick built garage/work shop, formal lawn gardens with vegetable garden area and wooden summer house.



Entrance

Feature solid wood entrance door with inset obscure sealed unit double glazed panels leads to a:

Reception Hall

With uPVC obscure double glazed side panel, central heating radiator, feature oak flooring, door to cloaks cupboard, with uPVC opaque obscure double glazed window, staircase leading off to the first floor with understairs cupboard.

Through Living Room

21'10" x 12'4" (6.65m x 3.76m)

With uPVC double glazed window, two central heating radiators, wall mounted coal effect gas fire, TV aerial, wall and ceiling light points and double glazed sliding patio doors lead through to:

Dining/Sitting Room Extension

9'7" x 11'1" (2.92m x 3.38m)

With central heating radiator, feature vinyl wood flooring, glazed window with opening hatch through to the kitchen and uPVC double glazed sliding patio door leads out onto the rear garden.

Extended Breakfast Kitchen

19'1" maximum 16'1" minimum x 7'7" (5.82m maximum 4.90m minimum x 2.31m)

Having a comprehensive range of fitted units, comprising work top surfaces on two sides, inset stainless steel twin bowl sink unit with mixer tap with a double door base cupboard below, space and plumbing for appliances, two further double door base cupboards with drawers, three drawer base unit, inset ceramic hob with stainless steel splashback and canopy extractor hood above, tall housing unit with built in double oven, two double door matching wall cupboards, space for fridge freezer, sliding door to pantry cupboard, Terrazzo tiled floor, suspended ceiling with concealed strip lighting and ceiling spotlights, under lights to the wall cupboards, central heating radiator, uPVC double glazed rear window looking down the garden and uPVC double glazed door leading outside.

First Floor Landing

With access to loft space with pull down metal loft ladder, doors them lead off as follows:

Bedroom One (Front)

11'5" x 12'3" (3.48m x 3.73m)

With uPVC double glazed front window, central heating radiator and fitted bedroom furniture comprising three double door wardrobes with dressing table with drawers below and matching high level cupboards, wall and ceiling light point.

Bedroom Two (Rear)

10'0" x 12'5" (3.05m x 3.78m)

With uPVC double glazed rear window, central heating radiator, built in airing cupboard housing an intergas gas fired combi boiler, double door fitted wardrobe with matching top cupboard.

Bedroom Three (Front)

12'5" x 7'9" minimum 8'10" maximum (3.78m x 2.36m minimum 2.69m maximum)

With uPVC double glazed front window, central heating radiator and built in double door wardrobe cupboard.

Bedroom Four (Front)

7'10" x 7'7" (2.39m x 2.31m)

With uPVC double glazed front window and central heating radiator.

Family Bathroom

With original three piece suite comprising panel bath with a Galaxy Mystique electric shower unit, shower screen, pedestal wash hand basin, low level W.C., half tiled walls, double panel radiator and uPVC obscure double glazed rear window.

Shower Room

With three piece suite comprising double shower tray with mixer shower, opening shower screen, pedestal wash hand basin, low level W.C., central heating radiator, fully tiled walls, fluorescent strip lighting incorporating electric shaver socket, extractor fan, inset ceiling spotlighting and uPVC obscure double glazed rear window.

Outside to the Front

There is a block paved driveway providing off road parking with shaped lawn, mature flower bed and low level brick boundary wall.

Large Integral Garage

21'9" x 7'1" minimum 8'11" maximum (6.63m x 2.16m minimum 2.72m maximum)

With wooden opening front doors, outside tap, power and light sockets and a rear up and over door.

To the Rear

There is a substantial private garden with large paved patio area, brick built garage/workshop with up and over door.

Brick Built Garage/Workshop

15'3" x 9'4" (4.65m x 2.84m)

With up and over door, power and light installed and a single glazed side window.

Pergola Trellising

Leads onto the formal lawn gardens with mature shaped surrounding borders and beds with an abundance of shrubs, plants and trees, there is substantial fencing to one side, to the rear of the garden there is a small wooden summer house with an attached patio seating area and covered veranda above and extending to the side leads to a further:

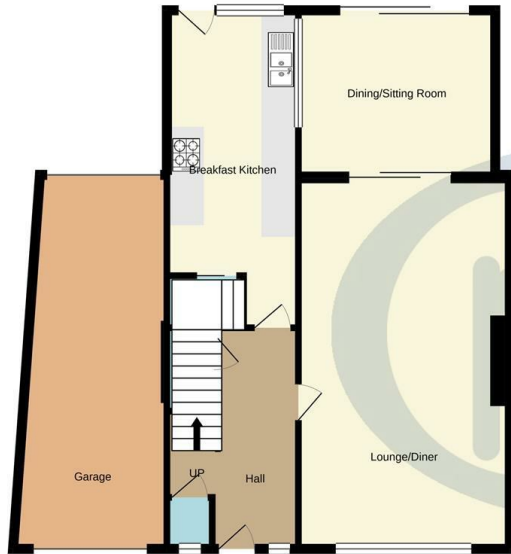
Kitchen Garden Area

With soft fruit bushes and a greenhouse.

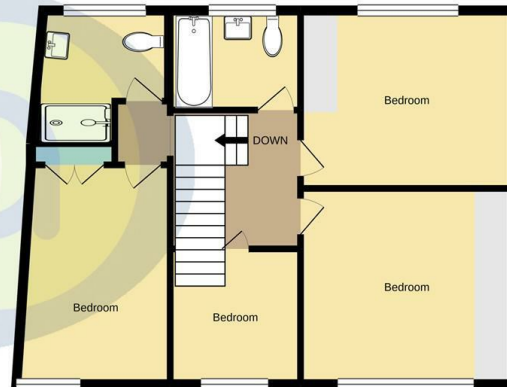


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Ground floor
798 sq.ft. (74.2 sq.m.) approx.



1st floor
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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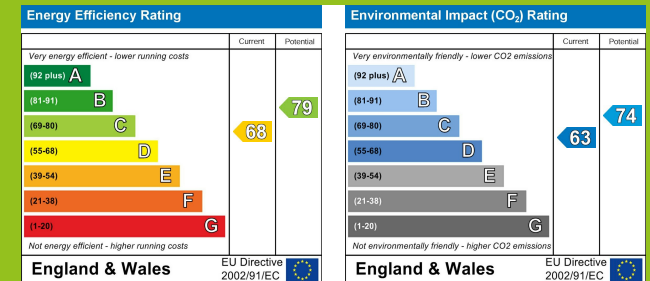
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City Centre
20 New Union Street
Coventry, CV1 2HN
024 7622 2022
sales@payne-cov.com

Earlsdon
221 Albany Road
Coventry, CV5 6NF
024 7667 7000
earlsdon@payne-cov.com

Daventry Road
165 Daventry Road
Coventry, CV3 5HF
024 7650 3070
daventryroad@payne-cov.com

Walsgrave Road
312 Walsgrave Road,
Coventry, CV2 4BL
024 7645 5555
walsgrave@payne-cov.com



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