



- Two Bedroom Park Home
- Over 55's Only
- En-Suite & Walk-In Wardrobe

- Fitted Utility Room
- Decorative Enclosed Garden
- Driveway For One Car



024 7771 0780



www.up-estates.co.uk



enquiries@upestates.co.uk

Cash Buyers Only Up Estates are pleased to bring to the market this two bedroom Park Home available to over 55's only; a perfect alternative to a detached Bungalow, located in Wyken Croft, Coventry, not far from Wyken Croft Nature Park, University Hospital Coventry & Warwickshire, Cross Point Retail Park and good links to the M6/M69 motorways. This property boasts two double Bedrooms, one including an En-Suite and walk-in wardrobe, as well as separate Utility Room. In brief this property comprises of; Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Bedroom one with en-suite Shower Room, Bedroom two and a family Bathroom. The exterior includes an attractive wrap around Garden and a Driveway with space for one car. This property also includes central heating and double glazing throughout.

HALL With doors off to the Kitchen, Lounge and built in storage cupboard.

LOUNGE 14' 0" x 12' 11" (4.27m x 3.96m) A bright and elegant living space with double glazed windows to the side aspect and one to the rear, featuring a remote controlled electric fire and central heated radiator.



DINING ROOM 9' 2" x 9' 8" (2.8m x 2.95m) A warm and cosy Dining area having a central heated radiator and a double glazed window to the rear aspect.



KITCHEN/BREAKFAST ROOM 10' 11" x 9' 4" (3.35m x 2.87m) Including a matching range of wall mounted and base units with roll top work surfaces over, modern tiled splash back, a stainless steel sink with drainer and mixer tap, integrated oven and a four ring gas hob with extractor fan over. This social space also includes a Breakfast Bar, central heated radiator and a door leading to the Utility Room.



UTILITY ROOM 5' 2" x 9' 4" (1.6m x 2.87m) Having wall mounted units, plumbing for a washing machine and space for a tumble dryer, fridge, freezer, all covered over with work surface and tiled splash back. Also including a double glazed door to the front aspect with steps down into the garden.



BEDROOM ONE 8' 2" x 9' 4" (2.5m x 2.87m) A double Bedroom having a central heated radiator and double glazed window to the front aspect. This Bedroom also features a walk-in wardrobe and en-suite Shower Room.



BATHROOM 6' 3" x 7' 4" (1.93m x 2.26m) A family Bathroom having a panelled bath with shower over, vanity unit with inset hand wash basin, low level W/C, panelled splash backs, central heated radiator and a double glazed opaque window.



ENSUITE SHOWER ROOM Benefiting from a corner walk-in shower cubicle, low level W/C, vanity unit with inset hand wash basin, extractor fan, PVC panelled splash backs and double glazed opaque window.

FRONT ASPECT A paved pathway with steps leading up to the front entrance door.

BEDROOM TWO 10' 9" x 7' 8" (3.3m x 2.36m) A second Double Bedroom having a central heated radiator, also featuring built-in mirrored wardrobes and a double glazed window to the side aspect.

REAR ASPECT A delightful low maintenance Garden that wraps itself around the property which has decorative gravelled borders, a courtyard seating area and wooden fencing around the perimeter.





Floor area 96.0 sq. m. (1,033 sq. ft.) approx

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx

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