



- No Chain Sale
- Take A Look At The Virtual Tour
- Detached, Three Bedroom Property

- Open Plan Kitchen/Diner & Conservatory
- Off-Road Parking
- Sought-After Location



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No Chain Sale - Take a look at the Virtual Tour Up Estates is delighted to bring to the market this three bedroom detached property located on the sought-after Morrisons Estate in Binley and offering spacious accommodation in fantastic condition. Offering an open-plan Kitchen/Diner and Conservatory, downstairs W/C and Utility, and off-road parking. In brief the property comprises; Hall, W/C, Lounge, Open-Plan Kitchen/Diner and Conservatory, Utility Area and Storage Area to the ground floor. On the first floor there are Three Bedrooms and the Bathroom. Externally benefitting from a driveway and garden to the front aspect, and an enclosed garden to the rear.

HALL With stairs ascending to the first floor, a central heated radiator and doors leading to the Downstairs Cloakroom, Lounge and Kitchen.

CLOAKROOM 5' 4" x 2' 7" (1.63m x 0.79m) Benefiting from a low level w/c, wash hand basin and central heated radiator.

LOUNGE 14' 1" x 12' 5" (4.31m x 3.79m MAX) Having a central heated radiator and a double glazed bay window



CONSERVATORY 11' 7" x 9' 10" (3.55m x 3.02m) Open plan access from the Kitchen/Diner. Consisting of double glazed windows and French doors opening to the rear garden.



KITCHEN/DINER 10' 2" x 15' 8" (3.10m x 4.79m) A spacious open plan Kitchen/Diner/Conservatory. Kitchen/Diner including of a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for a dishwasher and access to a utility storage space. Benefitting from open plan access to the Conservatory.



UTILITY ROOM 7' 7" x 7' 10" (2.32m x 2.41m) Benefitting from space and plumbing for washing machine or dryer.

STORAGE ROOM 9' 10" x 7' 10" (3.00m x 2.41m) Having power and lighting and loft storage space.

LANDING 8' 8" x 6' 3" (2.65m x 1.92m) With stairs rising from the ground floor, access to an airing cupboard, a retractable ladder accessing the loft space, and doors leading to accommodation.

BEDROOM ONE 12' 9" x 9' 1" (3.89m x 2.79m MAX) Having built in wardrobes, a central heated radiator and double glazed window to the front aspect.



BEDROOM TWO 10' 0" x 9' 1" (3.05m x 2.78m MAX) Having a central heated radiator and double glazed window to the rear aspect.



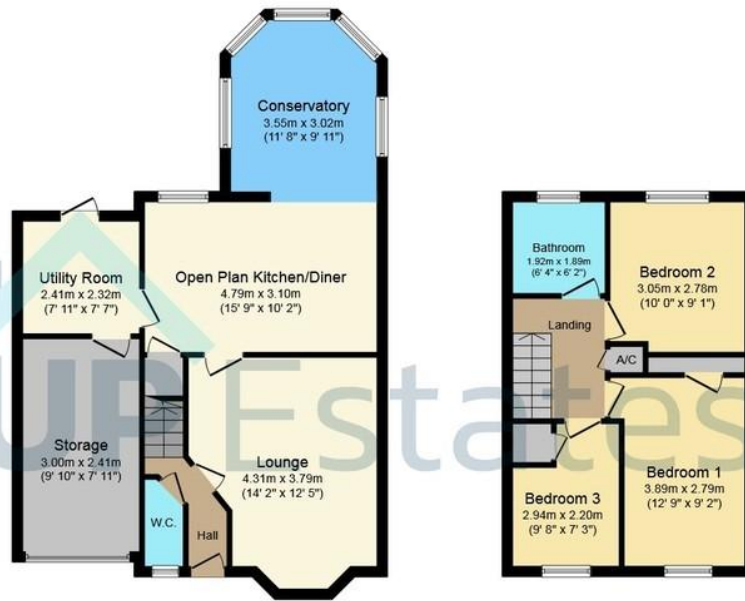
BEDROOM THREE 9' 7" x 7' 2" (2.94m x 2.2m) Having a central heated radiator and double glazed window to the front aspect.

BATHROOM 6' 2" x 6' 3" (1.89m x 1.92m) Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, and a double glazed opaque window.



FRONT ASPECT Offering a driveway with access to the Storage Area and an attractive front garden.

GARDEN An enclosed, landscaped rear garden with initial decking followed by a raised pebbled area, a shed for storage, shrubbery and fencing along the boundaries.



Ground Floor

Floor area 64.0 sq. m. (689 sq. ft.) approx

First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 100.0 sq. m. (1,076 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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