



The Larches, Coventry CV7 9NF £350,000

SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GARAGE & GARDEN.

Nestled in a highly sought-after residential area, this charming three-bedroom detached bungalow in The Larches, Exhall offers versatile living accommodation with the convenience of single-storey living. Perfect for families, downsizers, or those looking for a peaceful setting with excellent local amenities, this property is sure to impress.

The bungalow features a generous living/dining space, a well-fitted kitchen, three comfortable bedrooms, a modern shower room, and the added benefit of a separate WC. Each room is well-proportioned, providing flexibility for a variety of lifestyles.

Externally, the property boasts a detached garage and driveway, offering ample off-road parking. To the rear, a private garden creates the ideal space for relaxation or outdoor entertaining.

Situated close to local shops, schools, and excellent transport links into Coventry, Nuneaton, and surrounding areas, this home strikes the perfect balance between convenience and tranquillity.



Entrance

Via double glazed entrance door leading to

Porch

Picture window through to lounge and door to:

Hallway

Double radiator, coving to textured ceiling, doors to:

Lounge

16'6" x 16'11" (5.04m x 5.16m)

Double glazed bow window to rear, two double radiators, bi-fold door to dining room, double glazed double doors to garden.

Dining Room

21'2" x 7'8" (6.44m x 2.33m)

Double glazed bow window to front, double radiator, wall lights, coving to textured ceiling, double glazed double doors to garden.

Kitchen

13'4" x 10'4" (4.06m x 3.16m)

Fitted with a matching range of with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, eye level electric fan assisted double oven, four ring gas hob with extractor hood, double glazed window to rear, double radiator, sunken spotlights, door to side elevation

Cloakroom

Obscure double glazed window to side, two piece suite comprising, vanity wash unit with cupboard under and mixer tap, close coupled WC and heated towel rail, tiled splashback, coving to textured ceiling.

Shower Room

Recently refitted with three piece suite comprising tiled shower area, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, obscure double glazed window to side, textured ceiling.

Bedroom

9'11" x 8'11" (3.01m x 2.73m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Bedroom

12'10" x 11'1" (3.91m x 3.38m)

Double glazed bow window to front, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Bedroom

6'11" x 11'4" (2.11m x 3.45m)

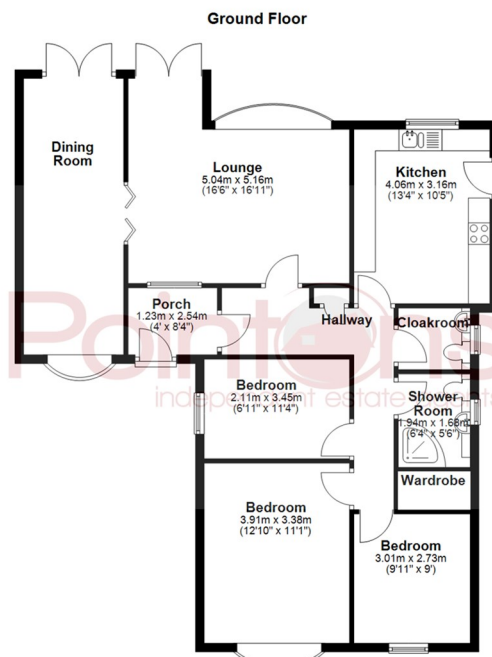
Double glazed window to side, radiator, coving to textured ceiling.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders and paved patio area. To the front is a driveway providing parking for detached 1&1/2 garage workshop with doors for both personal and vehicular access, with power and light connected.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band C



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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