



28 Paddocks Close, Wolston, Coventry, CV8 3GW

Asking Price £375,000



**An Extensively Extended Semi-Detached Home in a Sought After Village
Location**

Extended & Re-Fitted Breakfast Kitchen

Spacious Lounge with Extended Dining Room to Rear

Utility + Ground Floor WC

Ground Floor Study, Large Further Utility Room/Lean to & Workshop

Master Bedroom with Dressing Room, Previously Two Separate Bedrooms

Further Double Bedroom with Access to Loft Room

Fitted Family Bathroom to the First Floor

Landscaped Rear Garden with Summerhouse

Driveway to the Front

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Accommodation Comprises

Ground floor

New Grey composite Front door into:

Hallway

2.6m (8' 6") approx x 4.1m (13' 5") approx max & 1.8m (5' 11") approx min

With stairs off to the first floor and understairs cupboard. Central heating radiator. Doors through to Through Lounge/Diner and

Breakfast Kitchen

2.5m (8' 2") approx x 5.4m (17' 9") approx

With gloss ample wall and base units with worktops over. black sink unit with mixer tap. Integrated 'Hotpoint' induction hob with extractor over. Integrated 'Neff' two single ovens with grill to both. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar for 2 diners. Space for dining table. UPVC double glazed window to the front. Serving hatch through to Lounge/Diner. Tiled floor. Central heating radiator. Door into Utility.

Lounge/Diner

Lounge: 5.2m (17' 1") approx x 3.3m (10' 10") approx & Dining Area: 4.4m (14' 5") approx x 2.8m (9' 2")

Lounge: Gas feature open fireplace. Central heating radiator.

Large Archway through to:

Dining Area: Central heating radiator. UPVC double glazed window to the rear and side. UPVC double glazed french doors onto patio.

Utility

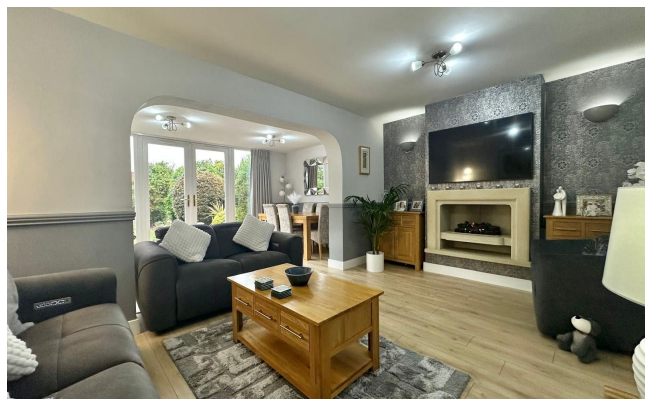
2.5m (8' 2") approx widening to 2.5m (8' 2") approx x 2.3m (7' 7") approx

With wall and base units and work tops over. Stainless steel single sink unit with mixer tap. Space for automatic washing machine, Space for fridge/freezer. Tiled floor. UPVC double glazed door to the front.

Ground floor WC

1.4m (4' 7") approx min x 1.5m (4' 11") approx x 1.2m (3' 11") approx max x 1.1m (3' 7") approx min

With Low level WC, vanity sink unit with mixer tap. Electric heater. Partly tiled walls. sliding wall cupboards



Office/possible bedroom

2.2m (7' 3") approx min x 2.6m (8' 6") approx max x 3m (9' 10") approx

Central heating radiator. UPVC double glazed window to the rear. Skylight

Lean to with extra storage/further utility

3.9m (12' 10") approx x 3.5m (11' 6") approx

With wall and base units and work tops over. UPVC double glazed windows to the side. Power and lighting. Door into:

Workshop

4m (13' 1") approx x 2.5m (8' 2") approx

With power and lighting. UPVC double glazed window to the side. UPVC double glazed door onto patio.

First Floor

Landing

Doors leading off to all rooms. UPVC double glazed window to the side.

Bedroom 1 & dressing room, previously bedroom 3

3m (9' 10") approx x 3.3m (10' 10") approx & dressing room 3.3m (10' 10") approx x 2.1m (6' 11") app

Bedroom 1: Central heating radiator. UPVC double glazed window to the rear. Archway through to the dressing area.

Dressing Room (previously bedroom 3): Two double built in mirror fronted sliding wardrobes. Central heating radiator. UPVC double glazed window to the rear

Bedroom 2

3.4m (11' 2") approx x 2.6m (8' 6") approx

Central heating radiator. Access to the loft. two UPVC double glazed windows to the front.

Bathroom

1.6m (5' 3") approx x 2.5m (8' 2") approx

White suite comprising: Low level WC, vanity sink unit with mixer tap and 2 drawers below. Panelled bath with electric shower over. Chrome heated towel rail. Two UPVC double glazed windows to the side.



Loft Room

*5m (16' 5") approx max x 3.4m (11' 2") approx min
x 4.1m (13' 5") approx max*

With Office Space. Power and lighting. Velux window. Central heating radiator. Valiant combi boiler. Storage into to the eaves.

Outside Gardens

Front Garden: Direct access to block paved driveway with parking for approx 2/3 vehicles. Established bushes/plants to side of drive.

Rear Garden: Well established garden with 2 patio areas and raised beds to the side. Laid to lawn. Mature hedges and bushes. Summerhouse.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

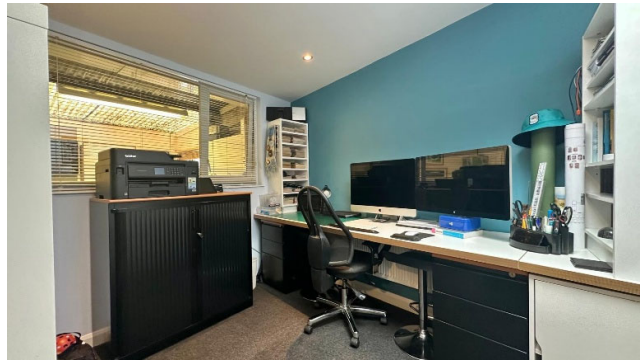
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

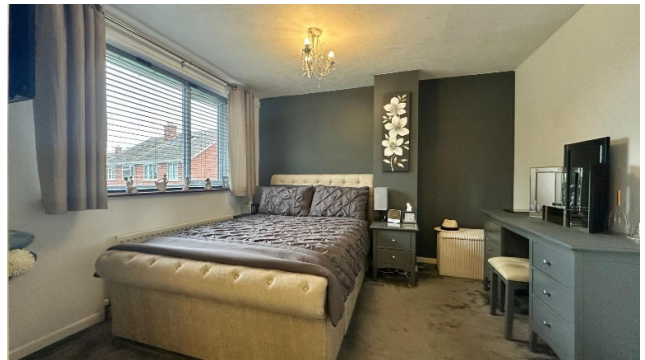
(6) Alternative Estates have not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



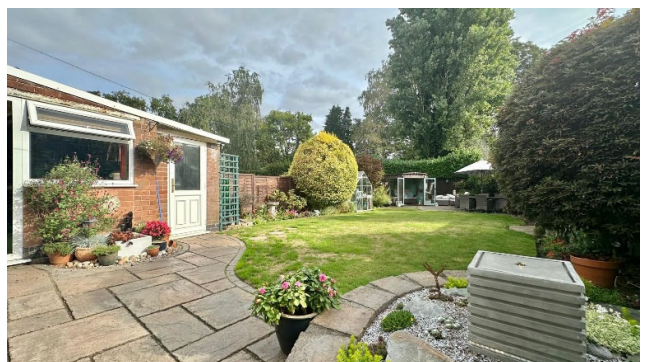
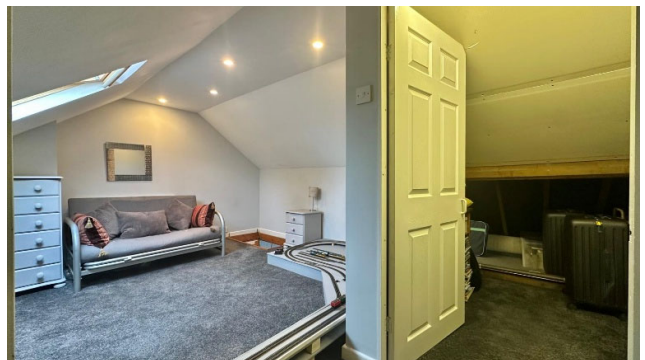
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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.