



TAILOR MADE  
SALES & LETTINGS



## Hawkes Mill Lane

Allesley, Coventry, CV5 9FJ

Asking Price £700,000



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A stunning extended family home located on the leafy and highly sought after Hawkes Mill Lane, semi rural Allesley. With gorgeous fields views to front, ample off-road parking and stunning private rear garden to excellent detached residence suits a growing family.

The ground floor accommodation boasts a breathtaking open plan gorgeous kitchen / dining living area, high spec appliances, super entertaining area and a room idea for family time, overlooking the rear garden through fabulous bi-folding doors. There is a cosy front lounge to the front overlooking the fields, home office or playroom off the kitchen / diner, along with a superb size utility room and downstairs cloakroom.

The first floor offers four well proportioned, neutral and well decorated bedrooms, the master bedroom benefits from a lovely modern en suite shower room. All rooms have lovely views countryside, peaceful views to the front and rear.

The main family bathroom is an excellent size, well appointed with modern fixtures and fittings including large walk in shower enclosure, stand along bath tub, WC, wash hand basin with vanity unit and two double glazed windows allowing plenty of natural light.

There is more.....At the far right corner of the garden is a stunning detached garden room. Ideal for guest sleeping over, teenager suite, home office or home gymnasium. There is a separate shower room and WC, separate kitchen and two air conditioning units proving hot and cool air.

The rear garden is to suit all, an excellent private area with large patio off the kitchen / diner bring outside in, large lawn for the children and great entertainment area at the top off the garden with built in seating area in front of the detached garden room.

Full Property Summary

## Entrance Hallway

Doors into the lounge, home office and open plan kitchen / diner. Stairs to the first floor accommodation.

## Lounge

Double glazed bay window to the front elevation, central heating radiator and electric inglenook style fire place.

## Home Office / Playroom

Dual aspect double glazed windows to the front and side elevation, radiator and glazed internal doors into the kitchen / diner.

## Open Plan Kitchen / Dining / Living Area

The kitchen comprises a range of stunning wall and base units, breakfast bar area and granite countertops. There is an inset sink drainer, high spec appliances including Neff double oven, plate warmer, Neff Coffee Machine, induction hob, electric rising extractor fan, built into the breakfast bar. There is an integrated fridge freezer, dishwasher, large dining area and large seating area, focusing around a stunning media wall, inset electric fire and bi-folding doors to the garden. There is double glazed windows to the rear and three Velux sky lights.

## Utility

Further wall and base units, laminate counter tops, sink drainer, double glazed window and door to the side access, door into a storage cupboard and WC

## Cloakroom

WC, wash hand basin with vanity unit and double glazed window.

## First Floor Landing

Doors to all bedrooms and the bathroom.

## Bedroom One

Double glazed window to the front elevation, built in wardrobes, central heating radiator and door to the en-suite.

## En-Suite

A lovely modern, fully tiled shower room comprising a shower enclosure, WC, wash hand basin and double glazed window.

## Bedroom Two

Double glazed window and central heating radiator.

## Bedroom Three

Dual aspect double glazed windows and central heating radiator.

## Bedroom Four

Double glazed window and central heating radiator.

## Bathroom

A large modern, fully tiled bathroom comprising a walk in shower enclosure, stand alone bath with waterfall tap, WC, wash hand basin, radiator and two double glazed windows.

## Detached Garden Room

Sliding patio doors and double glazed windows onto the garden, dual function air conditioning unit and doors into the shower room and kitchen.

Tel: 024 76939550

### Garden Room Kitchen

Wall and base units, laminate counter tops, stainless steel sink drainer, under counter space for fridge, double glazed window.

### Garden Room Shower Room

Shower enclosure, WC, wash hand basin, air conditioning unit.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



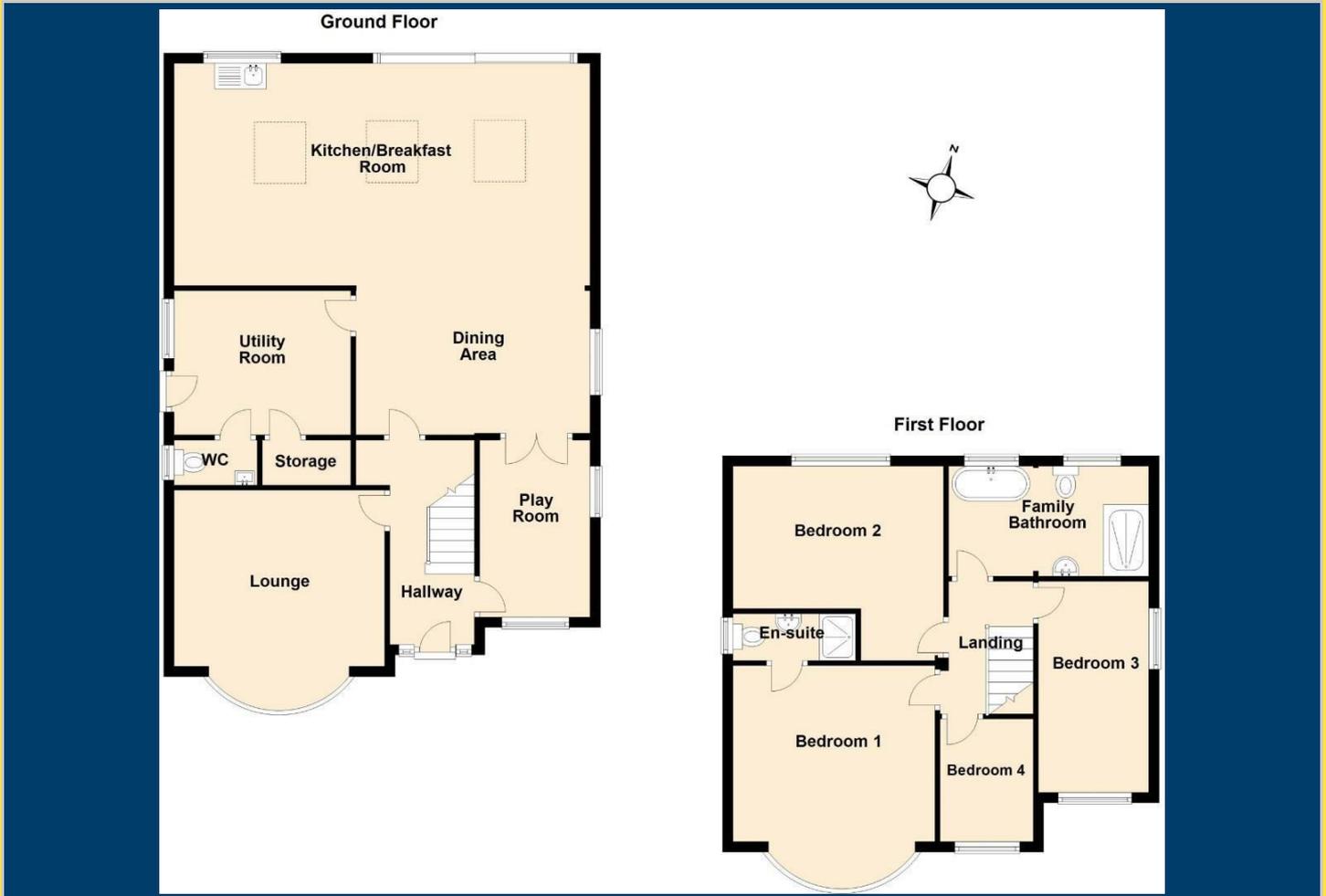
## Hybrid Map



## Terrain Map



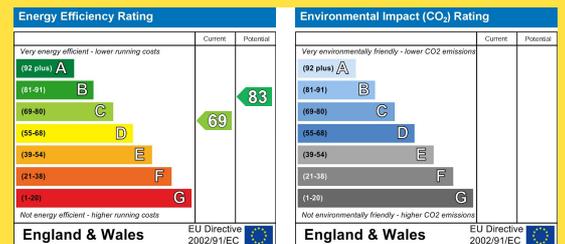
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.