



East Avenue, Stoke Park, Coventry
Guide price £635,000



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Crowhurst Gale are very pleased to present this beautifully presented three storey semi detached house that was constructed in the late 19th Century and has recently been lovingly modernised by the current owners. The property retains a number of fine period features but represents an excellent large family home in a highly sought after location. Stoke Park is a tree-lined setting and is particularly sought after as it retains a large degree of peace and tranquillity yet remains only minutes commuting distance from the city centre. Briefly the property comprises entrance hallway with 'Minton' tiled floor, cloakroom/guest WC, lounge with feature fireplace, open plan living/dining/kitchen, shower room, luxury three piece bathroom, four well proportioned bedrooms with the principal bedroom having a fully fitted dressing room. Externally the property has a driveway with ample parking and a garage to the side in addition to which there is a mainly lawned and secluded rear garden to the rear.

We fully recommend an internal inspection to appreciate the scale and high standard of this superb family home.

Frontage

Parking for several vehicles leading to Garage/Car Port.

Entrance Hall

Storm porch to the immediate front then enter the Hallway via a leaded glazed door. The hallway is spacious and has Minton tiled flooring, decorative wooden panelling, radiator and stairs leading up to the first floor and down to the basement Bar and Playroom. Door to:

Guest WC 5'2" x 5'1" (1.59 x 1.55)

'Burlington' Victorian style WC and wash hand basin. Tiled flooring. Radiator. Decorative wooden panelling and large mirror to the back wall.

Lounge 15'3" x 12'4" (4.67 x 3.78)

Cast iron fireplace with wooden surround, wood panelling and mirrors to the alcoves. Double glazed bay window to front.

Open Plan Living/Dining/Kitchen

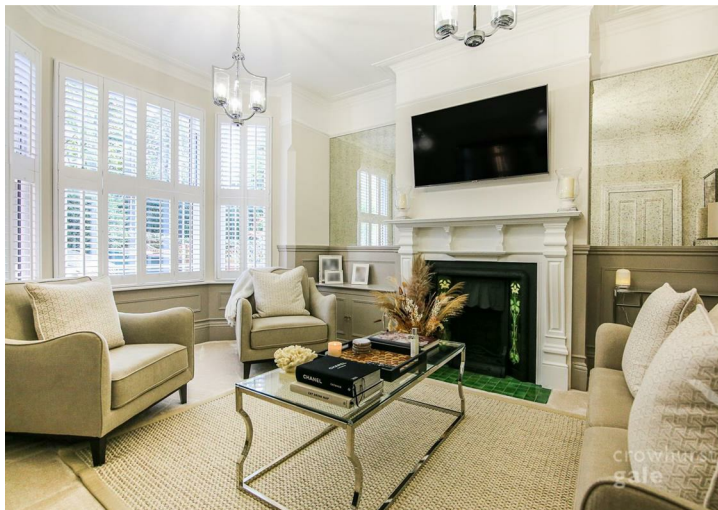
Large tile flooring with underfloor heating throughout and coving to ceiling:

Living Area 9'2" x 10'7" (2.80 x 3.24)

Double glazed bay window to side aspect.

Dining Area 9'0" x 13'9" (2.76 x 4.20)

Double glazed Bi-folding doors to rear. Double glazed window to side aspect. 'Velux' roof window.



Kitchen 13'1" x 16'1" up to units (4.00 x 4.92 up to units)

This beautiful kitchen has designed with functionality and style in mind and comprises a full range of kitchen units, drawers and larder. Quartz worktops. Integrated fridge/freezer and dishwasher. Built in electric double ovens and five ring gas hobs. Central island with one and a half bowl sink and drainer. Double glazed French doors with Juliet balcony.

First Floor Landing

Window to side aspect. Stairs to second Floor. Doors to:

Principal Bedroom Suite 17'10" x 12'4" (5.45 x 3.77)

Double glazed window to rear aspect overlooking the rear garden. Two Radiators. Door to:

Dressing Room 9'4" x 11'2" (2.86 x 3.41)

Fitted with a range of wardrobes and drawers. Double glazed window to rear. Radiator. (The door from the first floor landing remains as this room could be reinstated as the 5th Bedroom).

Bedroom Two 15'1" into bay x 13'5" (4.62 into bay x 4.09)

Double glazed window to front aspect. Radiator. Cast iron fireplace.

Shower Room

Shower cubicle. Designer freestanding wash hand basin, low level wc, shaver point, extractor fan, heated towel rail and double glazed window to the side elevation.

Second Floor Landing**Bedroom Three 13'10" x 12'5" max (4.22 x 3.81 max)**

Double glazed window to the rear elevation and radiator. Fitted wardrobes

Bedroom Four 13'11" x 8'4" (4.26 x 2.55)

Double glazed window to the front elevation and radiator. Cast iron fireplace. Fitted drawers and wardrobe.

Bathroom 12'0" x 9'3" (3.66 x 2.82)

'Burlington' bathroom suite comprising: Freestanding rolled top bath, Double wash hand basin vanity unit with storage. Traditional high level toilet. 'Calacatta' marble stone flooring. Double glazed window to side aspect.

Basement**Play Room 11'8" x 14'6" (3.57 x 4.43)**

Built in seating. 'Karndean' flooring.

Bar/Entertainment Room 17'3" x 11'2" (5.26 x 3.42)

A range of storage units with work surfaces. Space for wall mounted TV. Space for two fridges. Two Double glazed windows to rear and French doors leading outside and up to the garden and patio area. 'Karndean' flooring.

Garage/Carport 17'9" x 8'11" (5.43 x 2.72)

Gas boiler. Up and over door.

Rear Garden

Mainly laid to lawn with various shrubs and trees. Raised porcelain tiled patio area with steps

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

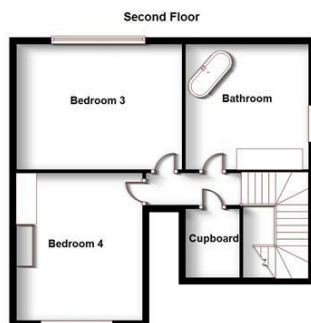
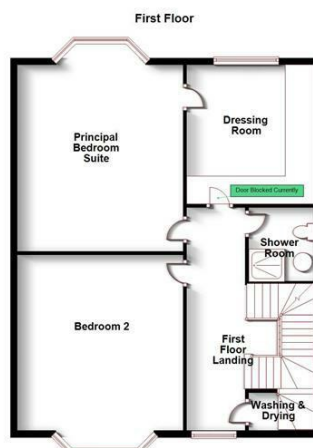
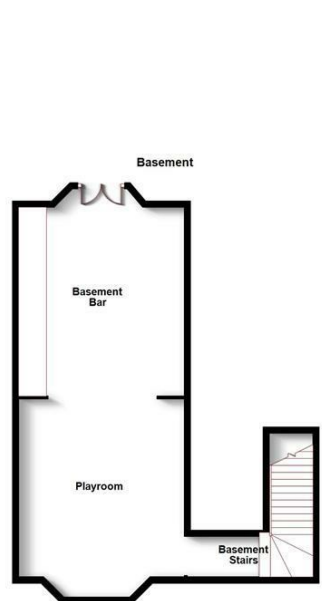
Tax Band: E

Tenure

Freehold

Local Authority

Coventry City Council



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	79

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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