



## Cryfield Heights, Gibbet Hill, Coventry. CV4 7LA

£900,000

- An Executive Five Bedroom Detached House
- Four Generous Reception Rooms
- Gas Central Heating & Air Conditioning
- Attractive Gardens To Rear & Side
- Fitted Kitchen, Utility & Conservatory
- Attractive Cul-De-Sac Location
- EPC Rating D - 68
- Detached Double Garage & Driveway
- Double Glazing Throughout
- Coventry City Council - Tax Band G



# Cryfield Heights, Gibbet Hill, Coventry. CV4 7LA

Occupying an enviable position within this highly desirable road on Gibbet Hill. Close to Warwick University and Warwick Business Park this executive detached house has extensive accommodation arranged over two floors. Benefiting double glazing, gas central heating and air conditioning the property comprises a porch with doorway into the large central hallway from which all principal rooms radiate. The lounge and dining room has double door entrance and the lounge boasts a large inglenook and dual aspects to front and rear. The dining room has a deep bay window onto the rear garden and there is a further study with built in furniture. The kitchen is comprehensively fitted with solid wood fronted units and has a utility room, family room and conservatory radiating off. On the first floor are five generous bedrooms, two with en suites and a family bathroom completes the internal accommodation. Outside is a driveway offering hard standing for a number of vehicles and lading to a detached double garage. The rear garden is not overlooked and wraps around to the side of the property and garage. Viewing is highly recommended to appreciate this fine family home.



Council Tax Band: G



## APPROACH

The property is approached across a tarmacadam driveway with a turning area. It provides parking for a number of vehicles and leads to the detached garage. There is open plan lawns that flank the block paved pathway to the canopied porch with pillars and lighting.

## RECEPTION HALL

Entered through a double glazed door with side light windows. With a dog leg staircase rising to the first floor landing with open spindles, radiator, understairs storage cupboard and doors off to:

## CLOAKROOM

With a close coupled wc, pedestal wash hand basin with tiled splash backs, double glazed window and a radiator.

## LOUNGE

21'9" x 12'3"

Entered through glazed double doors and having a double glazed bay window to the fore and French doors onto the patio. Two radiators, air conditioning unit and an Inglenook fireplace with a stone hearth and housing a coal effect gas fire. There are double glazed windows in the recesses.

## DINING ROOM

13'7" x 10'4"

Accessed through glazed doors and having a double glazed bay window to the rear and a radiator.

## STUDY

7'9" x 10'4"

With a double glazed bay window to the fore and side, radiator and a range of hardwood fitted furniture that includes twin desk, bookcase and shelving.

## KITCHEN

13'7" x 9'7"

The kitchen is comprehensively fitted with a range of wall and base units. The base units have a wood-trimmed countertop with an inset single drainer sink unit with mixer taps. There is an integrated dishwasher, double oven and a five burner hob with a wok burner, extractor canopy and display cabinets to either side with pelmet lighting over. Tiling to floor and splashbacks and a radiator. An opening leads you into the breakfast room.

## BREAKFAST ROOM

7'9" x 9'7"

Continuation of the tiled flooring, radiator, an air conditioning unit and French doors into the conservatory.

## CONSERVATORY

10'7" x 9'0"

Tiled flooring, panel heater, French doors onto the rear patio and gardens.

## UTILITY ROOM

5'4" x 9'7"

With matching hardwood units, roll topped work surface and a single drainer sink unit, larder unit and the wall mounted Worcester boiler. Plumbing for automatic washing machine and a frosted double glazed door to the side.

## LANDING

With a frosted double glazed window on the turn, airing cupboard, radiator and doors off to:

## BEDROOM

10'4" x 7'9"

Double glazed window to the fore with a radiator beneath and a built-in wardrobe.

## BEDROOM

11'7" x 11'9"

Double glazed window to the rear with a radiator beneath. Built-in wardrobe, air conditioning unit and a door into the en-suite shower room.

## EN-SUITE SHOWER ROOM

Fitted with a champagne coloured suite that comprises a shower cubicle with a thermostatic shower, close coupled wc and a pedestal wash hand basin. Tiling to splash backs, shaver point, radiator and a frosted double glazed window.

## BATHROOM

The four piece consists a panelled bath with mixer shower, shower cubicle with a thermostatic shower, close coupled w.c and a pedestal wash hand basin. Tiling to splash backs, shaver point, heated chrome towel rail and a frosted double glazed window.

## BEDROOM

11'6" x 9'10"

Double glazed window to the rear with a radiator beneath and a built in triple wardrobe.

## PRINCIPAL BEDROOM

13'6" x 13'7"

With a double glazed window to the fore with a radiator beneath, air conditioning and door into the walk-in wardrobe and en suite bathroom.

## WALK-IN WARDROBE

Double glazed window to the rear with a radiator beneath. Built in tall boys, shelving and hanging rails.

## EN SUITE BATHROOM

Fitted with a coloured suite that consists a panelled bath with mixer shower, shower cubicle with a thermostatic shower, close coupled wc and a pedestal wash hand basin. Tiling to splash backs, frosted double glazed window, shaver point, medicine cabinet and a chrome heated towel rail.

## BEDROOM

10'5" x 9'4"

Double glazed window to the fore with a radiator beneath. Built in double wardrobe.

## DETACHED DOUBLE GARAGE

With a single remote door and having power and lighting laid on. There is a communicating door into the gardens.

## REAR GARDEN

The generous rear garden has a patio that leads into the formal lawn. It is enclosed with panelled fencing and mature shrub borders. The lawn continues to the side of the property as does a pathway to the garage and side gate. It has an outside tap.



### TENURE

The property is Freehold.

### FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 222.4 sq. metres