

Atkinson Stilgoe

Duggins Lane
Coventry

Duggins Lane
Coventry CV4 9GP

for sale offers over
£395,000







Property Description

Situated on the sought-after Duggins Lane, this beautifully presented three-bedroom family home offers an excellent blend of modern living, practical features and exceptional outdoor space.

The property has been thoughtfully updated by the current owners and boasts a newly fitted kitchen with a contemporary range of units and integrated appliances, creating a stylish and functional heart of the home. The spacious accommodation also includes a welcoming living area, three well-proportioned bedrooms and a modern family bathroom.

Further benefits include a boarded loft room, providing valuable additional space ideal for storage, a hobby room or home office, subject to any necessary consents. The property is equipped with a Hive smart heating system, allowing convenient control of the central heating, while security cameras provide added peace of mind.

Externally, the home enjoys a generous driveway offering off-road parking for up to three vehicles, complete with electric security bollards for enhanced security. To the rear lies a substantial garden, featuring extensive lawned areas, mature planting and a charming stream crossed by a timber footbridge, creating a wonderful outdoor setting for families, entertaining and enjoying the surrounding greenery.

This attractive home combines modern convenience, excellent security features and a superb rear garden, making it an ideal choice for growing families and those seeking additional outdoor space.

Approach

Front door leads to:

Entrance Hallway

Staircase rising from the hallway with understairs storage cupboard.

Lounge

A stylish media wall with an inset electric fire creating an attractive focal point and bay window to the front.

Kitchen / Diner

Newly fitted with a range of base and wall mounted units with complementary work surfaces, sink unit with mixer tap, appliances to include, electric oven with induction hob and cooker hood above, integral dishwasher, integral fridge freezer, space for dining table, window and patio doors to the rear overlooking and leading to garden.

First Floor Landing

Staircase rising from the hallway, Window to the side, air-conditioning unit, loft hatch giving access to boarded loft room.

Master Bedroom

Bay window to the front.

Bedroom Two

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, modern level-access shower fitted with a twin waterfall shower head, extractor fan, heated towel rail and obscure glazed window to the front.

Loft Room

Large, boarded loft space with storage into eaves, two Velux windows, light and power, could be converted STPP. Currently used as a workspace.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for three cars, electric safety bollards, CCTV and gated side access.

Rear Garden

The rear garden is a true highlight of the property, extending to an impressive length and offering a wonderful sense of space and privacy. Immediately outside the home is a paved patio area, ideal for outdoor dining and entertaining, leading onto a well-maintained lawn with a winding pathway that guides you through the garden.

A charming timber footbridge crosses a stream, adding character and creating a peaceful setting surrounded by mature planting. Beyond, the garden opens into a substantial lawned area enclosed by fencing and established trees, providing ample space for families, gardening enthusiasts or those seeking a tranquil outdoor retreat. The garden enjoys a delightful natural outlook and offers endless potential for recreation, landscaping or growing produce.

Garage

Garage with manual barn doors, benefiting from light, power and plumbing, providing a versatile space suitable for secure parking, a workshop, storage, or potential hobby area.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 107.6 m² (1,158 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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150 Station Road Balsall Common
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106922

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.