

## Staverton Close , Coventry, CV5 7LF Offers over £350,000

Evans Estates is delighted to present this charming three-bedroom detached family home located on Staverton Close in the desirable Mount Nod area of Coventry. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient ground floor WC. The ground floor features two well-proportioned reception rooms, including a cosy lounge and a dining room, perfect for entertaining guests or enjoying family meals. The extended refitted kitchen is a standout feature, providing ample space for culinary creations and family gatherings.

As you ascend to the first floor, you will find three inviting bedrooms, each designed to offer a peaceful retreat. The family bathroom has been thoughtfully refitted, ensuring a modern and stylish space for relaxation. The large landing area is enhanced by built-in wardrobes and an office nook, catering to the needs of today's lifestyle.

Externally, the property boasts off-road parking at the front, along with a garage for additional storage or vehicle accommodation. The rear garden is a mature oasis, providing a tranquil space for outdoor activities, gardening, or simply unwinding in the fresh air.

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Detached Family Home
- Ground Floor Cloakroom
- Dining Room
- Extended Refitted Kitchen
- Off Road Parking



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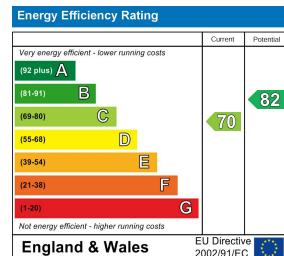
## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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