



THE KEY TO YOUR NEXT MOVE

[www.keystateagents.com](http://www.keystateagents.com)

# For Sale

Tel: 024 7635 7645



**£550,000**

74 Wadebridge Drive, Horestone Grange, Nuneaton CV11 6SZ



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com) KEY ESTATE AGENTS Website: [www.keystateagents.com](http://www.keystateagents.com)



KEY Estate Agents are delighted to offer for sale this stunning four bedroom detached property, set on a large corner plot in an end of cul-de-sac location on Horeston Grange. The property benefits from a Log Cabin in the garden containing a home gym and sauna, a hot tub room and a hobby room. Externally there is a large garden and garden bar. Internally the property benefits from a double garage / workshop, a study, conservatory, utility room, En suite and much more. The property is ideally located for commuters with easy access to the A5, A44, M6, M42 and M69. Nuneaton Train Station is just 10 minutes way which benefits from excellent rail links with London Euston and other major Train Stations. A viewing is strongly advised to appreciate the size and quality of the property. To view, call KEY.

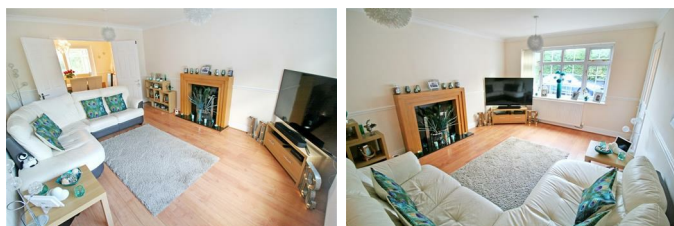
Tenure: Freehold  
Council Tax Band E  
EPC Grade C

### Entrance



Enter via a part glazed front door into a hallway with doors leading to the living room, kitchen, study, downstairs W/C and garage.

### Lounge 16'2" x 11'6" (4.95 x 3.53)



Family living room with gas fire, window to the front aspect and double doors leading to the dining room.

### Kitchen 14'11" x 9'8" (4.55 x 2.97)



Modern kitchen benefitting from wall and floor mounted kitchen units, built in oven, gas hob, extractor fan, sink drainer unit and doors leading to the dining room, utility room and garden

### Dining Room 14'0" x 8'9" (4.27 x 2.67)



Family dining room, spacious enough for a dining table to seat 8 or 10 if desired. Double door leading to the lounge and patio doors leading to the conservatory.

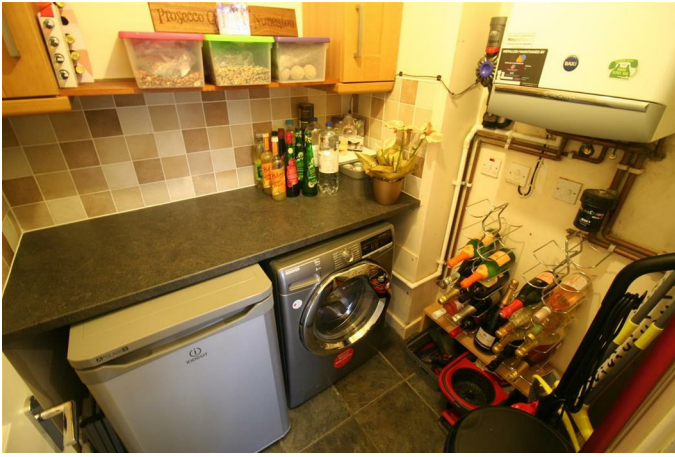
### Conservatory 13'1" x 12'2" (3.99 x 3.71)



Spacious conservatory with doors leading to the rear garden.



### Utility Room 5'1" x 4'11" (1.57 x 1.52)



Housing the boiler and space for two under counter appliances.

### Downstairs W/C



Low flush W/C and sink unit.

### Study 10'11" x 6'9" (3.33 x 2.06)



Situated downstairs, the room makes for a spacious workspace for one person, but could comfortably house two workstations. The room could also be used as fifth bedroom or a hobby room if desired.

### Master Bedroom 13'1" x 11'8" (3.99 x 3.58)



Large master bedroom with built in wardrobes, window to the front aspect and door to en suite.

### En Suite



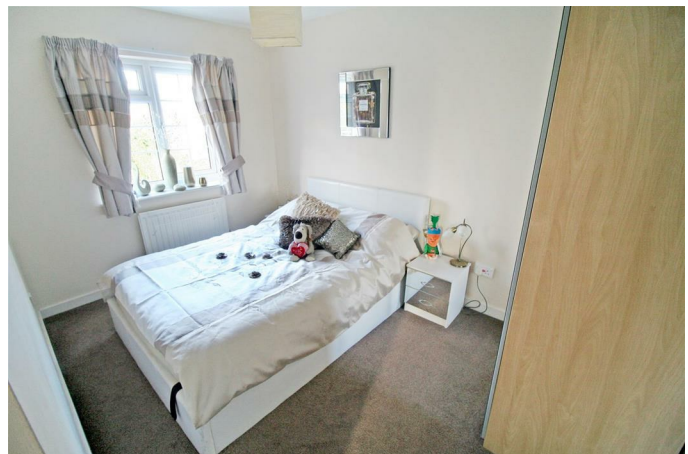
Benefitting from a walk in shower cubicle, low flush W/C and sink unit.

### Second Bedroom 11'10" x 8'11" (3.61 x 2.72)



Double bedroom with built in storage and window to the rear aspect.

### Third Bedroom 12'0" x 8'0" (3.66 x 2.44)



Double bedroom with window to the rear aspect.

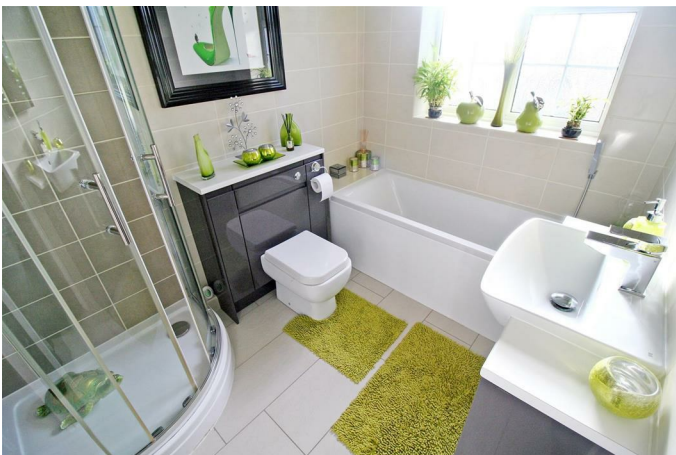


### Fourth Bedroom 8'9" x 6'9" (2.69 x 2.06)



Single bedroom with window to the rear aspect.

### Bathroom



Benefitting from a walk in shower cubicle, low flush W/C, sink unit and bath.

### Garden



The property benefits from a large garden owing to the fact the property is located on an end of cul-de-sac corner plot. At the end of the garden there is a log cabin containing a home gym, sauna, hot tub room and hobby room. There is also a garden bar.

### Garden Bar



Fully powered garden bar with outdoor seating area.

### Hobby Room, Gym, Sauna and Hot Tub Room



Benefitting from a Sauna for 6 people, home gym, hot tub for 4 people and hobby room.

### Gym 14'9" x 12'11" (4.51 x 3.96)



Home gym containing the sauna, and enough space for approximately 3 pieces of gym equipment. Wall mounted TV.

### Hot Tub Room 10'4" x 9'8" (3.17 x 2.97)



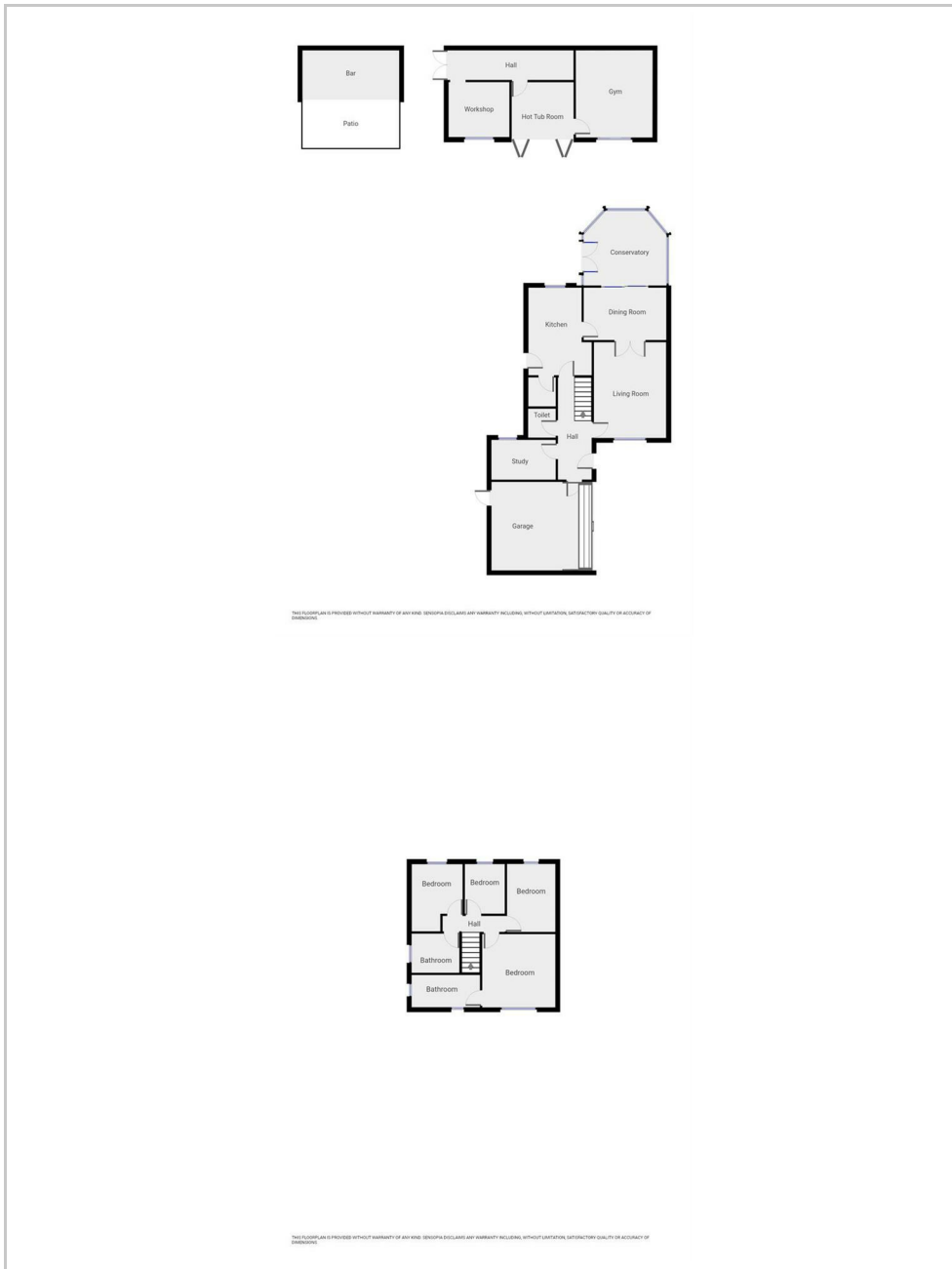
Housing a hot tub for 4 people, benefitting from double bifold doors to the garden and a skylight.

### Garage and Parking

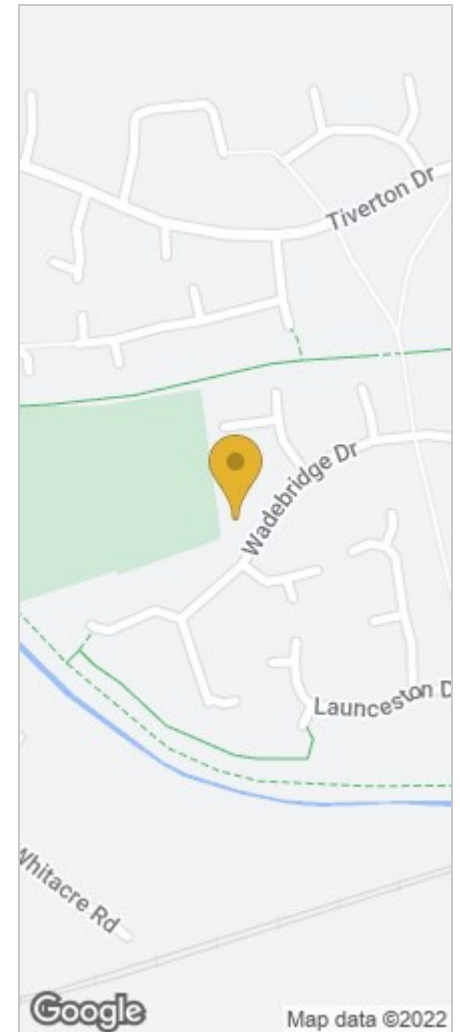


The property benefits from a double driveway and double garage. The garage is currently being used a workshop.

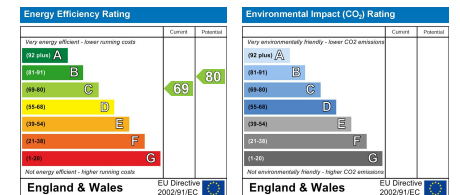
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth and Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keystateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645