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For Sale

Tel: 024 7635 7645



£305,000



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KEY ESTATE AGENTS

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"Attention all Growing Families", Lovely Spacious Semi-detached property coming to the market boasting four good sized bedrooms. Good sized reception rooms and garden space offering ample room for the whole family and also to entertain friends and family. Property is located in Whitestone, Nuneaton, a very desirable area. Plenty of parking available on Front and Rear Driveway with garage offering extra storage facilities. Property comprises of Kitchen, Dining Room, Living Room, Downstairs W/C and Utility Room, Four Bedrooms, One ensuite Bathroom and One Family Bathroom.

Tenure: Freehold
Council Tax Band: C
EPC Grade: D

Entrance/ Porch 7'6" x 2'8" (2.29 x 0.82)



Lovely modern porch entrance with double glazing doors allowing plenty of light leading to hall area to Living Room, Dining Room and Staircase.

Dining Room 10'4" x 15'9" max (3.15 x 4.81 max)



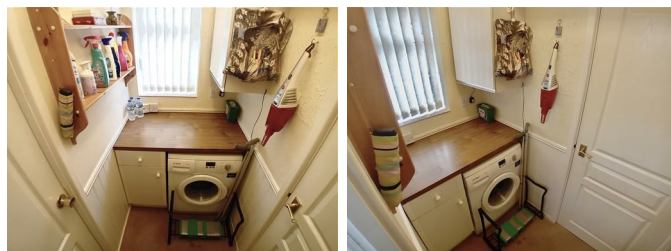
Spacious Dining Room with Gas Central Heating and large window. Plenty of Scope to decorate.

Kitchen 12'4" x 9'4" max (3.78 x 2.86 max)



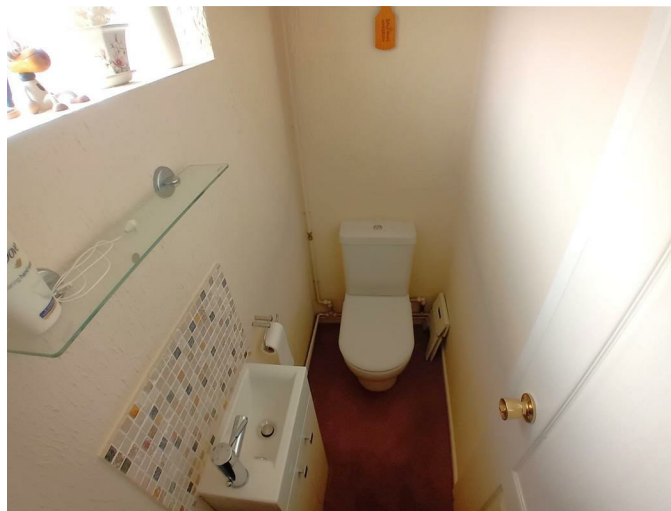
Nicely fitted kitchen with plenty of work area and cupboard space. Built in Gas Hob and Electric Cooker with a integrated Dishwasher. Access via back door to back garden and garage.

Utility Room 6'5" x 3'6" max (1.97 x 1.09 max)



Good size Utility Room with room for washer/ dryer and cupboard and shelf space.

Downstairs W/C 6'5" x 2'7" max (1.97 x 0.81 max)



Easy access downstairs W/C with hand washing facilities separated off from Kitchen and Utility Room.

Living Room 14'0" x 23'5" max (4.28 x 7.15 max)



Spacious living area with gas fire place and Central Heating. Double Glazed windows and sliding glass doors to the rear garden area.

Master Bedroom 15'5" x 10'2" max (4.72 x 3.12 max)



Spacious Master bedroom with ensuite bathroom. Plenty of storage space with large window for plenty of natural light.

Ensuite 10'2" x 3'3" max (3.1 x 1.00 max)



Ensuite bathroom with W/C, hand washing and shower, bath facilities.

Bathroom 7'11" x 7'0" max (2.43 x 2.15 max)



Family Bathroom with W/C, Basin Sink, Bath with standing shower option. Plenty of cupboard space for storage.

Bedroom 3 9'1" x 11'2" max (2.77 x 3.41 max)



Spacious Double Room, with plenty of room for wardrobes and chest of drawers. Double glazed windows.

Bedroom 2 14'7" x 10'5" max (4.47 x 3.18 max)



Large second bedroom with large built in wardrobe offering ample storage facilities.

Bedroom 4 10'9" x 6'6" max (3.28 x 2.00 max)



Single Bedroom/ office space with window facing front of the property allowing natural light.

Garage and Driveway



Rear driveway for space for single vehicle in front of garage door with gated access to allow for greater security if required. Access to rear garden via driveway. Front driveway to allow for potentially two vehicles with small garden area.

Garden



Medium Sized garden/ patio area with access to rear of the property and to rear driveway/ garage.

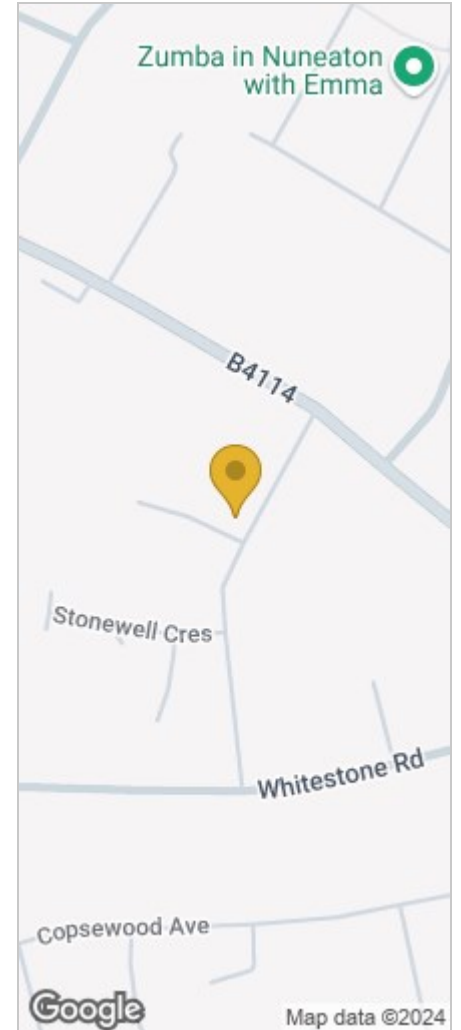
Agents Notes

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

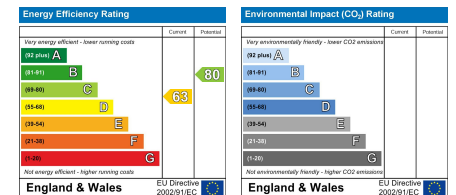
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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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.



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