



1 Haselbury Corner | Nuneaton | CV10 7GE

DETACHED FAMILY HOME LOCATED IN A PEACEFUL SETTING NEAR THE NATURE RESERVE**SUPERB SIZE MASTER BEDROOM***FOUR BEDROOMS***THREE BATHROOMS***TWO RECEPTION ROOMS***** In brief the property comprises; entrance hall, cloakroom, spacious living room with open bay, separate dining room, kitchen/breakfast room, utility room, conservatory, integral single garage, four bedrooms, two en-suites, and family bathroom. Also benefiting from front drive, providing off road parking, two side pathways leading to a private rear garden. Freehold. Council Tax Banding D. EPC Commissioned.

Asking Price Of £400,000

- Detached Family Home
- Spacious Lay Out
- Four Bedrooms Three Bathrooms
- Fantastic Master Bedroom & Ensuite
- Two Reception Rooms & Conservator



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via double glazed front door, with obscure UPVC double glazed window to front aspect, stairs ascending to first floor landing, panel radiator, doors to;

CLOAKROOM

With low level WC, wash basin, panelled radiator, extractor fan.

LIVING ROOM

17' 5" x 11' 4" (5.31m x 3.45m) With UPVC double glazed windows to front bay aspect, panel radiators, feature fireplace with inset living flame gas fire, double doors leading to;

DINING ROOM

11' 7" x 11' 4" (3.53m x 3.45m) With UPVC double glazed window to rear aspect, panel radiator.

KITCHEN BREAKFAST ROOM

15' 2" x 10' 5" (4.62m x 3.18m) With UPVC double glazed windows to rear aspect, UPVC double glazed door leading to conservatory. Kitchen comes with a range of wall and base units with roll top work surfaces, inset one and half bowl sink and drainage unit, integrated electric oven with gas hob, and extractor hood. Panel radiator, door leading to;

UTILITY ROOM

8' 4" x 4' 6" (2.54m x 1.37m) With UPVC double glazed window to side aspect, base units with inset stainless steel sink and drainage unit, plumbing for washing machine, further work top with undercounter space, door to;

INTEGRAL GARAGE

16' 8" x 8' 4" (5.08m x 2.54m) With up and over door, wall mounted gas central heating boiler.

CONSERVATORY

11' 0" x 10' 0" (3.35m x 3.05m) With UPVC double glazed French doors leading to the garden. UPVC double glazed windows to rear and side aspects, fixed central fan with lighting.

LANDING

Access to the loft hatch, airing cupboard housing hot water cylinder, doors to;

MASTER BEDROOM

15' 1" x 11' 6" (4.6m x 3.51m) With UPVC double glazed windows to front bay aspect, and further UPVC double glazed window, panel radiator, fitted wardrobes, door to;

ENSUITE

8' 3" x 5' 3" (2.51m x 1.6m) With obscure UPVC double glazed window to front aspect, panel radiator, double walk in shower unit, low level WC, wash basin, extractor fan.

BEDROOM TWO

9' 11" x 9' 5" (3.02m x 2.87m) With UPVC double glazed window to rear aspect, panel radiator, door to;

ENSUITE

7' 11" x 4' 3" (2.41m x 1.3m) With obscure UPVC double glazed window to side aspect, shower cubicle, low level WC, wash basin, extractor fan.

BEDROOM THREE

11' 4" x 8' 3" (3.45m x 2.51m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM FOUR

8' 4" x 7' 8" (2.54m x 2.34m) With UPVC double glazed window to rear aspect, panel radiator.

FAMILY BATHROOM

11' 2" x 6' 4" (3.4m x 1.93m) With obscure UPVC double glazed window to side aspect, panelled bath, low level WC, wash basin, panel radiator, extractor fan.

OUTSIDE

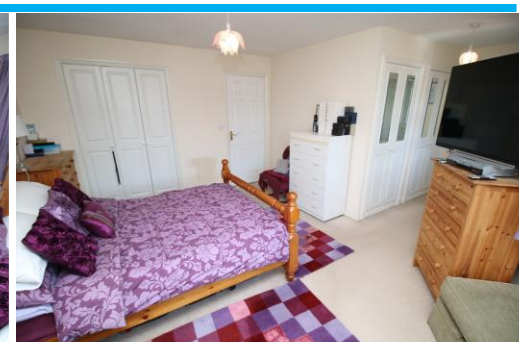
To the front is a tarmac drive providing off road parking, two side paved pathways leading to side access, laid to lawn with side border. To the rear is a paved patio area, dividing fence panel leading to a laid to lawn garden with further corner paved patio, wooden shed, and surrounding fence panels, with various shrubs, and trees.

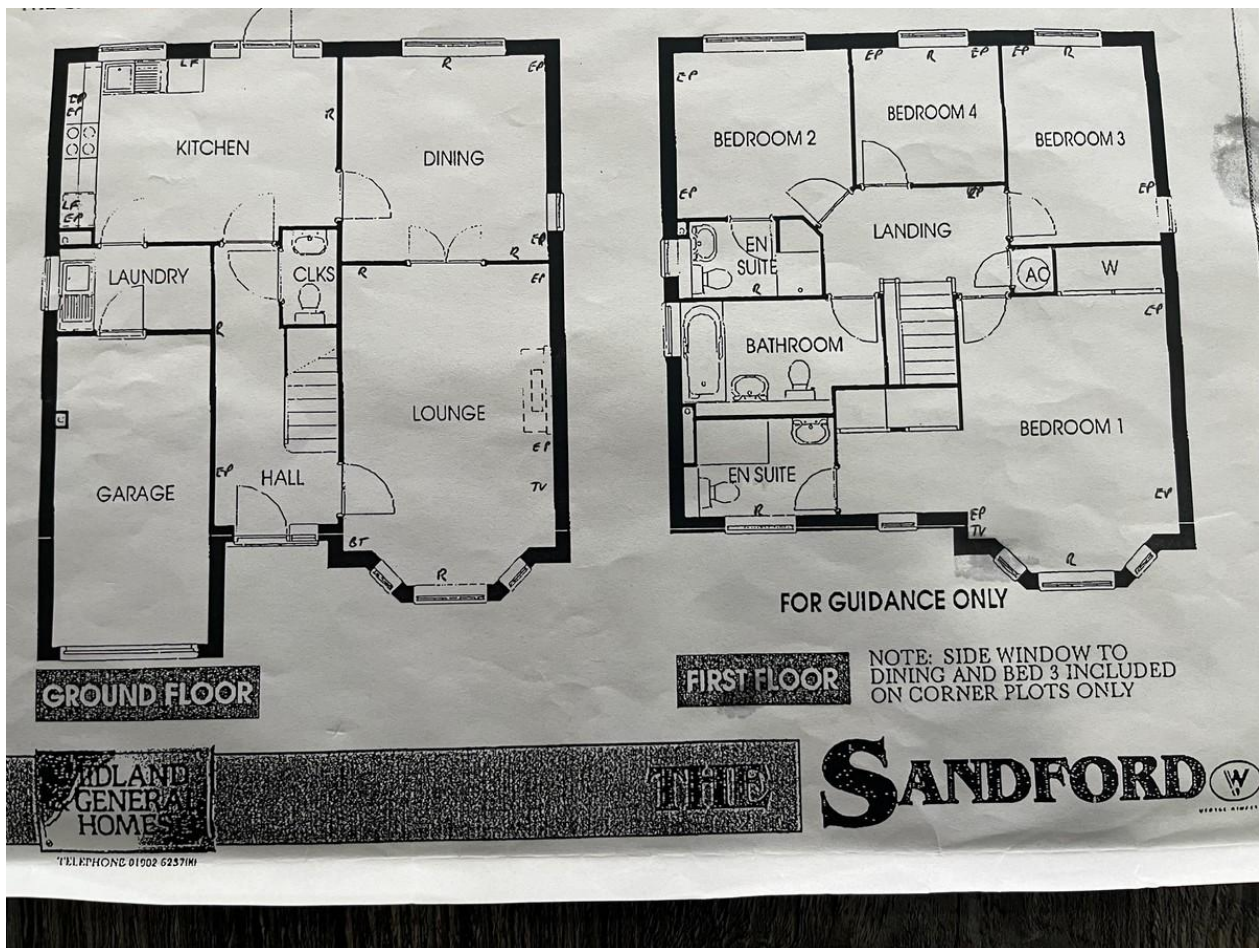
GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Commissioned

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues, and no planning applications which directly effect the property.





Tenure

Freehold

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Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements