



Property Description

Wright & Wright are pleased to be able to offer for sale this southerly rear facing David Wilson Homes built detached residence within a pleasant village location. uPVC double glazing, security alarm and gas central heating. Entrance hall, lounge, dining room, conservatory, fitted kitchen, utility and cloakroom. Four bedrooms master with en-suite, family bathroom. Single garage and ample off road parking, well maintained gardens to front and rear. Viewing recommended. No chain.



Entrance Hall

Having ceiling light point, coving to ceiling, single panelled radiator, laminate wood flooring, central heating thermostat control, telephone point, stairs to first floor.

Lounge 17' 0" x 10' 6" (5.18m x 3.2m)

Having uPVC double glazed bay window to front aspect, two ceiling light points, coving to ceiling, dado rail, two double panelled radiators, telephone point, television point, adams style fireplace with marble hearth and gas fire.

Dining Room 8' 10" x 10' 8" (2.69m x 3.25m)

Having ceiling light point, coving to ceiling, dado rail, single panelled radiator, laminate flooring, patio doors.

Conservatory 9' 0" x 10' 10" (2.74m x 3.3m)

Part brick and uPVC construction, ceiling light point, single panelled radiator, laminate wood flooring, French door to garden.

Kitchen 10' 0" x 9' 6" (3.05m x 2.9m)

Having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, single panelled radiator, a range of eye and base level units with work surfaces over and complimentary up lighting, 1 ? bowl single drainer sink unit with mixer tap, plumbing for dishwasher, built in double oven and gas hob, with extractor hood over.

Utility

Having ceiling light point, coving to ceiling, work surfaces, plumbing for washing machine, door to garden.

Cloakroom

Having uPVC double glazed opaque window to side aspect, ceiling light point, single panelled radiator, low level, wash hand basin, tiled floor.

Landing

Having uPVC double glazed window to side aspect, ceiling light point, coving to ceiling, dado rail, single panelled radiator, airing cupboard, loft access.

Bedroom One 11' 10" x 11' 4" (3.61m x 3.45m)

Having uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, single panelled radiator, telephone point, tv point, three built in double wardrobes.

En-Suite

Having uPVC double glazed opaque window to side aspect, ceiling light point, single panelled radiator, shaver point, fully tiled, three piece suite comprising of low level flush wc, wash hand basin, shower cubicle.

Bedroom Two 10' 2" x 8' 4" (3.1m x 2.54m)

Having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, single panelled radiator, built in double cupboard.

Bedroom Three 11' 8" x 7' 8" (3.56m x 2.34m)

Having uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, single panelled radiator, built in double and single wardrobes, .

Bedroom Four 6' 8" x 7' 6" (2.03m x 2.29m)

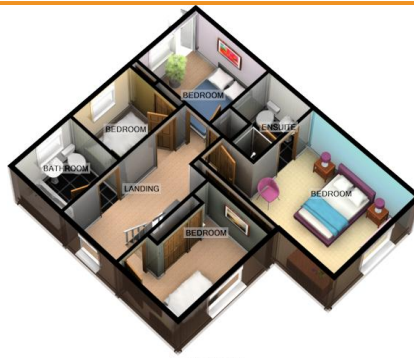
Having uPVC double glazed window to rear aspect, ceiling light point, coving to ceiling, single panelled radiator, telephone point, built in double wardrobe.

Bathroom

Having uPVC double glazed opaque window to rear aspect, ceiling light point, coving to ceiling, fully tiled, single panelled radiator, shaver point, three piece suite comprising of low level flush wc, wash hand basin, bath with shower over.

Outside

Having lawned front garden and off road parking leading to single garage with up and over door. South facing rear garden having gated side access, paved patio area, lawn, decked area, flower beds, water feature, shed, tap, security lighting.



1ST FLOOR
APPROX. FLOOR
AREA 56.3 SQ.M.
(606 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 68.2 SQ.M.
(734 SQ.FT.)
TOTAL APPROX. FLOOR AREA 124.5 SQ.M. (1340 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2008

8, Little Mill Close
Barlestone
NUNEATON
CV13 0HW

Energy rating

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Valid until
13 May 2029

Certificate number
8206-6404-6829-9096-2513

