



### Property Description

Wright & Wright are pleased to offer for sale this spacious three bedroom detached property in a popular residential estate. Double glazing, 2024 installed gas central heating. Entrance hall, kitchen, full width lounge/dining room. Three bedrooms, bathroom and separate wc. Single garage and off road parking. Garden to rear. No chain.



**Entrance Hall**

having ceiling light point, radiator, staircase to first floor with storage under.

**Lounge/Dining Room** 6.40m x 3.70m max (21' x 12' 2" max)

having double glazed window to rear, two ceiling light points, radiator, patio doors to rear.

**Fitted Kitchen** 3.63m x 2.00m (11' 11" x 6' 7")

having double glazed windows to front and side aspects, ceiling light point, tiled flooring, range of wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, cooker hood over space for range. Door to side aspect.

**First Floor Landing**

having double glazed window to front aspect, ceiling light point, loft access, built in airing cupboard housing 2024 installed worcester combi boiler.

**Bedroom One** 3.90m x 3.19m (12' 10" x 10' 6")

having double glazed window to rear aspect, ceiling light point, radiator and range of built in wardrobes.

**Bedroom Two** 3.11m x 2.94m (10' 2" x 9' 8")

having double glazed window to front aspect, ceiling light point, radiator and range of built in wardrobes.

**Bedroom Three** 3.18m x 2.40m (10' 5" x 7' 10")

having double glazed window to rear aspect, ceiling light point, radiator and range of built in wardrobes.

**Bathroom**

having double glazed window to front aspect, ceiling light point, heated towel rail, two piece suite comprising suite wash hand basin and side panelled bath with shower over.

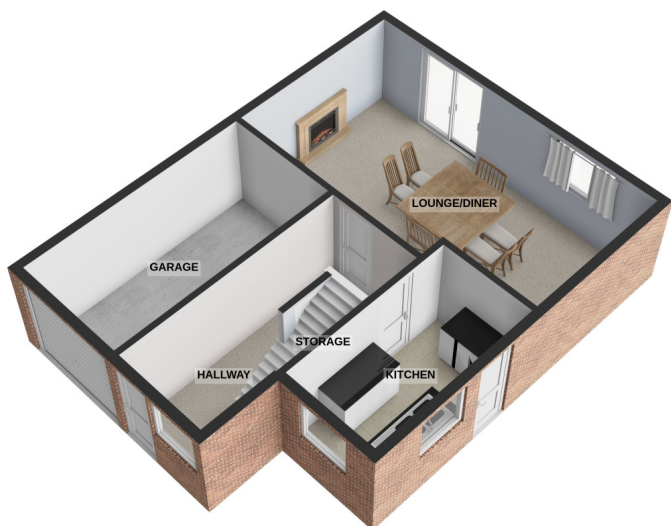
**WC**

having double glazed window to side aspect, ceiling light point, two piece suite comprising suite wash hand basin and low level flush wc.

**Outside**

having pebbled front garden with tar macadam drive leading to single garage with up & over door, light and power. Gated side access leads to rear garden with external water supply, external lighting, timber shed, low maintenance garden with small pond, rockery, raised beds and borders.

GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

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.  
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7 St. Andrews Drive  
NUNEATON  
CV11 6NQ

Energy rating

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Valid until

22 February 2032

Certificate number

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