



# HOPKINS & DAINTY

ESTATE AGENTS



## Wakem Close, Nuneaton, CV10 9TR

**£379,995**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this lovely four bedroom detached home, set on a modern estate built c.2021 by Taylor Wimpey. Standing on a corner plot, with a garage and a pleasant South facing rear lawn and patio garden.

The accommodation comprises: entrance hallway with a generous 22' kitchen/dining room with French doors opening onto the garden and a range of integrated appliances. There is good size lounge, separate study and a Utility room/Guest WC. On the first floor the landing provides access to all four bedrooms; the master has an en-suite shower room. and there is a main family bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing, driveway parking, a detached garage and a pleasant rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hall



Accessed via a double glazed entrance door. With stairs rising to the first floor and a storage cupboard under. Karndean flooring and doors leading.

### Lounge 14'10" x 10'7" (4.54 x 3.24)



With Karndean flooring, two radiators and double glazed French doors with side panels opening onto the rear garden.

### Kitchen/Diner 22'4" x 9'3" (6.81 x 2.82)



Generous kitchen/dining room ideal for families and entertaining. Fitted with a range of storage units with a worktop and breakfast bar. There is an inset sink and drainer with a mixer tap and tiled splashbacks, along with a built in double electric oven, five ring gas hob with a cooker hood over, integrated dishwasher and fridge/freezer. Boiler cupboard housing the wall mounted gas boiler, plinth heater, Karndean flooring, a radiator and ceiling extractor vent. Double glazed front window and French doors opening onto the rear garden.

### Study 7'1" x 7'0" (2.16 x 2.14)



Useful home study or second reception room. With a radiator, Karndean flooring and double glazed front window.

### Utility/WC 5'10" x 5'3" (1.78 x 1.61)



With a fitted storage cupboard and worktop over with an inset wash hand basin. Housing and plumbing for a washing machine, WC, Karndean flooring, radiator, extractor vent, ceiling spotlights and a double glazed rear window.

### First Floor Landing

With a built in airing cupboard housing hot water cylinder. Access to the loft space, a radiator and doors leading off.

### Master Bedroom 13'2" > 11'3" x 10'9" (4.03 > 3.43 x 3.30)



With a radiator double glazed front window. Door to:

### En-Suite Shower Room 6'3" x 4'8" (1.93 x 1.43)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and a double glazed front window.

### Bedroom 2 11'9" > 9'9" x 9'6" (3.59 > 2.98 x 2.90)



Second double bedroom with a radiator and double glazed rear window.

### Bedroom 3 10'3">8'11" x 9'6" (3.14>2.72 x 2.90)



Third bedroom with a radiator and double glazed front window.

### Bedroom 4 10'3">6'4" x 8'9" (3.14>1.95 x 2.68)



Fourth bedroom with a radiator and double glazed rear window.

### Family Bathroom 6'9" x 5'6" (2.08 x 1.69)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, a

heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

### Frontage

To the front of the property there is a small border garden with shrubs. A ramped path leads to the entrance door with an outside light and a storm canopy.

### Side Driveway



Side driveway parking with access to the garage and gated entry to the rear garden.

### Garage 17'0" x 8'6" max (5.20 x 2.60 max)

With an up and over door, electric light and power connected and roof storage space.

### Rear Garden



Pleasant south facing rear lawn and patio garden, with a wall boundary.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

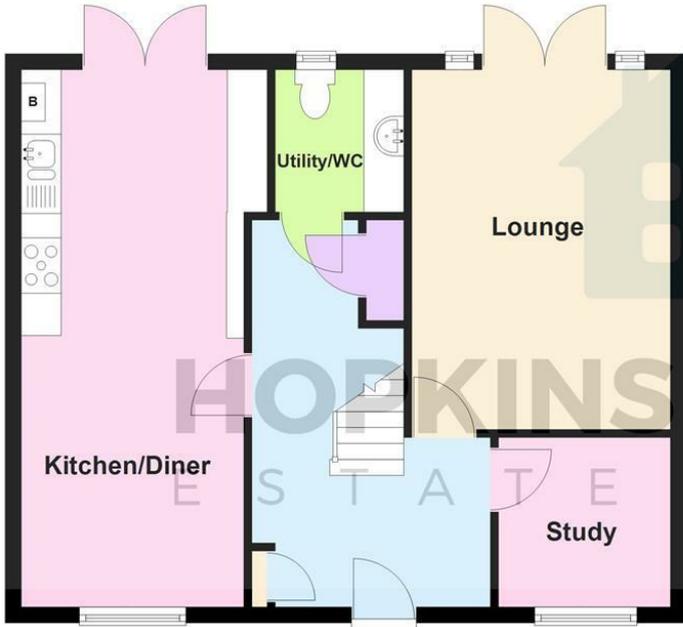
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



## First Floor

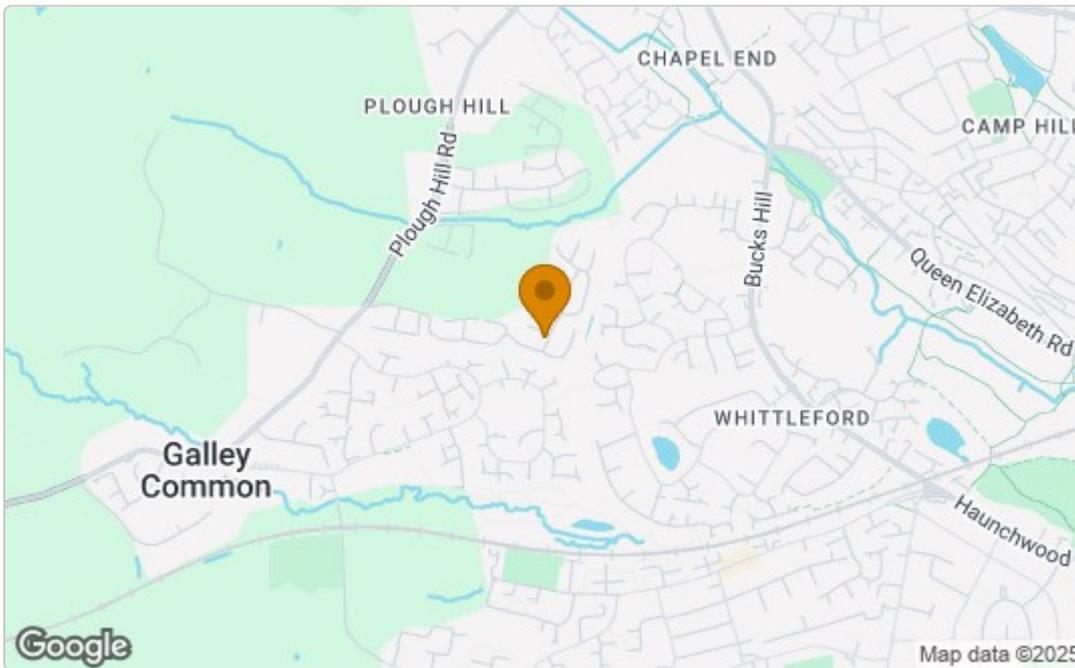
Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.