





## **4 Woolpack Drive**

Offers Over £425,000

 4  2

SOLD WITH NO ONWARD CHAIN! | Stylish and modern family home | Ex-show home with premium finishes | Spacious living areas | 4 large bedrooms + study | Off-road parking and garage | Landscaped garden | 5 years NHBC warranty remaining | Close to amenities, schools, and transport links

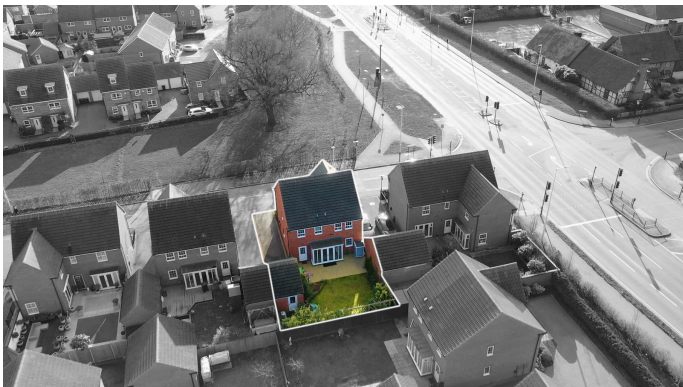
**Floor Area**  
1714 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£ per annum

**Ground Rent**  
£ per annum

- SOLD WITH NO ONWARD CHAIN!
- Spacious kitchen/dining/family room with French doors to the garden.
- Versatile study/5th bedroom ideal for home working or guests.
- Single garage with off-road parking for multiple vehicles.
- EPC - B | Nuneaton & Bedworth Council
- Original David Wilson show home with premium finishes.
- Luxurious Amtico flooring throughout the ground floor.
- Large master bedroom with fitted wardrobes and en-suite.
- Located close to schools, local amenities, and transport links.
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(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		
England & Wales	EU Directive 2002/91/EC	