



1 Newstead Close

Guide Price £475,000

 4  2

Spacious detached family home | Situated in the popular Crowhill area | Recently fitted modern kitchen with integrated appliances | New flooring in the kitchen | Large lounge with adjoining dining room | Four generous bedrooms | Master suite with dressing room and en-suite | Study/office with fitted furniture | Double garage and driveway for three cars

Floor Area
2240 sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Spacious, Extended Detached Family Home
- Modern Kitchen With New Flooring
- Four Bedrooms, Including A Luxurious Master Suite
- Double Garage & Driveway For Three Vehicles
- EPC - C
- Desirable Corner Plot In Crowhill
- Large Lounge & Dining Room With French Doors
- Study/Office With Hammonds Fitted Furniture
- Ideal Entertaining House
- Council Tax Band - D | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	