



Connells

Chapman Close
Barlestone Nuneaton



Property Description

This four-bedroom detached property is situated in a desirable village location within a catchment area of good schools and benefits off road parking and integral garage.

The accommodation comprises entrance hallway, large open plan lounge/diner, kitchen, guest cloakroom, four bedrooms and family bathroom. The property benefits from UPVC double glazing, gas fired central heating and private and enclosed good sized south east facing rear garden.

Offered with NO CHAIN.

Entrance Hallway

Having radiator and tiled flooring. UPVC double glazed door to the front elevation. Door to cloakroom.

Guest Cloakroom

Comprising corner pedestal hand wash basin and WC. Tiled flooring. UPVC double glazed window to the rear elevation.

Lounge / Diner

22' 3" x 18' 8" (6.78m x 5.69m)

Having fireplace, wooden laminate flooring, radiator, TV aerial point, coving to ceiling and under stairs storage cupboard. Stairway off to the first floor and UPVC double glazed

window to the side. Opening to the dining room.

The dining room has continued wooden laminate flooring, coving to ceiling and UPVC double glazed patio door leading out into the rear garden.

Kitchen

9' 7" x 9' (2.92m x 2.74m)

Having a range of attractive wall and base units with contrasting working surface over, stainless steel sink and drainer with mixer tap, built-in double oven, gas hob with extractor hood above, tiled splashback surround, appliance recess point/plumbing for washing machine and tiled flooring. UPVC window to the side and UPVC double glazed door to the rear.

First Floor Landing

Having laminate wooden flooring, radiator and UPVC double glazed window to the front elevation. Access to the first floor accommodation.

Bedroom One

12' 7" x 10' (3.84m x 3.05m)

Having radiator, laminate wooden flooring and UPVC double glazed window to the side elevation.

Bedroom Two

9' 9" x 12' (2.97m x 3.66m)

Having radiator, laminate wooden flooring and UPVC double glazed window to the side elevation.

Bedroom Three

10' 3" x 9' (3.12m x 2.74m)

Having radiator, laminate wooden flooring and UPVC double glazed window to the front elevation.

Bedroom Four

9' 8" x 5' (2.95m x 1.52m)

Having radiator, carpet flooring, storage cupboard and UPVC double glazed window to the side elevation.

Bathroom

9' 6" x 9' (2.90m x 2.74m)

Comprising panel bath, corner shower cubicle, pedestal wash hand basin and WC, tiling to walls, tiled flooring and heated towel radiator. UPVC double glazed window to the rear.

To The Outside

The front elevation is open plan design and has fore garden, access to the front door and driveway leading to the single garage. Gated side access to the rear garden.

The south east facing rear garden has patio area, laid to lawn garden, borders and enclosed with fencing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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