



**Connells**

Hoarestone Avenue  
Nuneaton



## Property Description

Extended and much improved four bedroom detached property located in the highly sought after Whitestone area of Nuneaton. Within walking distance to local shops and schools making this property ideal for family living. Fully enclosed rear garden with artificial lawn and large patio area and further benefiting from a garage and driveway for off road parking.

The accommodation comprising briefly of entrance hallway, cloakroom, dining room, kitchen/breakfast room and lounge, four bedrooms and bathroom.

Viewing is essential to truly appreciate this property.

## Entrance Hallway

Having UPVC door to the front elevation and carpet flooring.

## Cloakroom

Comprising WC and hand wash basin. Partially tiled walls and window to the front elevation.

## Dining Room

11' 9" x 11' 8" ( 3.58m x 3.56m )

Having laminate flooring, radiator, electrical points, access to under stairs storage.

## Lounge

11' 9" x 11' 8" ( 3.58m x 3.56m )

Having feature fireplace with surround, TV point, laminate flooring, coving to ceiling and french doors with glazed side panels leading into the rear garden.

## Kitchen / Breakfast Room

18' 1" x 7' 6" ( 5.51m x 2.29m )

Having a range of wall and base units, mid level double oven, gas hob with extractor hood above, stainless steel sink and drainer with mixer tap. tiled splashback surrounds and tiled flooring. UPVC double glazed window to the rear elevation.

## Bedroom Two

11' 11" x 8' 7" ( 3.63m x 2.62m )

Having carpet flooring, radiator, electrical points and UPVC double glazed window to front elevation.

## Bedroom Three

11' 6" x 8' 2" ( 3.51m x 2.49m )

Having built-in wardrobe, radiator, electrical points, carpet flooring and UPVC double glazed window to the rear elevation.

## Bedroom Four

8' 10" x 7' 10" ( 2.69m x 2.39m )

Having radiator, electrical points, carpet flooring and UPVC double glazed window to the front elevation.

## Bathroom

11' 11" x 8' 7" ( 3.63m x 2.62m )

Comprising panel bath, separate shower cubicle, vanity hand wash basin and WC, modern towel radiator, ceiling spotlights, tiled walls and tiled flooring. UPVC double glazed obscure window to the rear elevation.

## To The Second Floor

## Bedroom One

18' 8" x 9' 6" ( 5.69m x 2.90m )

Situated in the loft conversion and having skylight window, radiator, carpet flooring, electrical points and access to walk-in wardrobe space. The walk-in wardrobe has the benefit of plumbing in situ for easy conversion to an en-suite bathroom.

## To The Outside

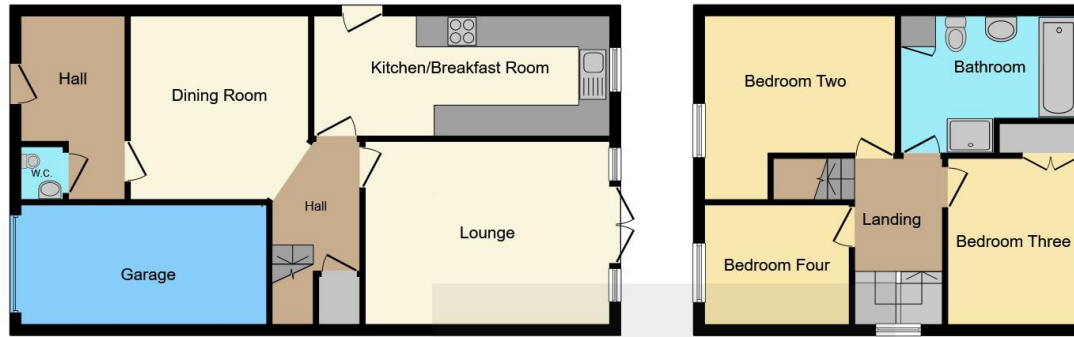
To the front of the property is a driveway providing hard standing for multiple vehicles and leading to single garage with up and over door. Gated side access to rear garden.

The secure rear garden is a good size with artificial lawn and a large paved patio area.



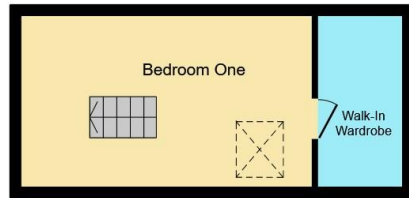






**Ground Floor**

**First Floor**



**Second Floor**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/HIN312275](http://connells.co.uk/Property/HIN312275)**

Tenure: Freehold



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