



35 Laurel Drive, Hartshill, Nuneaton, CV10 0XP
£360,000



* 360 VIRTUAL TOUR * Pointons are delighted to offer for sale this well presented four bedroom detached house located at the bottom of a quiet cul-de-sac in the ever the popular village of Hartshill located close to Hartshill Hayes Country Park as well as local shops, schools & amenities. The house itself is based on a larger than average plot having double glazing & gas central heating & in brief comprises of entrance hall, lounge, dining room, kitchen, utility & ground floor W.C. To the first floor there are four bedrooms with master offering an en-suite shower room & a family bathroom. There is the added bonus of the loft being insulated & boarded having power & lighting. To the rear of the property is an enclosed landscaped private garden & to front a driveway providing offroad parking for multiple vehicles leading onto garage having power & lighting. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-C



Entrance Hall

Having entrance door, understairs storage cupboard, radiator & stairs off to the first floor.

Lounge 15'4" x 12'1"

Having double glazed box window to front, double radiator, TV point & telephone point.

Dining Room 9'0" x 10'1"

Radiator, laminate flooring & double glazed door into garden.

Kitchen/Breakfast Room 11'3" x 11'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, American style fridge/freezer to be included as part of the sale, plumbing for dishwasher, fitted eye level electric fan assisted oven, built-in three induction hob with extractor hood over, double glazed window to rear, radiator & tiled effect vinyl flooring.

Utility 5'11" x 4'8"

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, tiled effect vinyl flooring & double glazed door into rear garden.

WC

Double glazed window to side, fitted with two piece suite wash hand basin with taps and low-level WC, radiator, tiled effect vinyl flooring.

Landing

Having access to loft having pull down ladder, loft is boarded with power & light & insulated, doors of to various rooms & airing cupboard housing gas combination boiler serving heating & hot water systems.

Bedroom 12'8" x 17'1"

Having two double glazed windows to front, radiator & two fitted wardrobes having hanging rail & overhead storage.

En-suite Shower Room

Fitted with three suite with tiled double shower cubicle, wash hand basin with base cupboard and mixer tap and low-level WC, double glazed window to front & radiator.

Bedroom 11'9" x 10'2"

Double glazed window to rear, radiator & two fitted wardrobes, one having hanging rail & overhead storage & the other currently using as entertainment unit with dressing table.

Bedroom 8'2" x 7'7"

Double glazed window to rear & radiator.

Bedroom 8'2" x 8'9"

Having double glazed window, radiator & storage cupboard.

Bathroom

Fitted with three piece suite with panelled bath with shower over, taps and folding glass screen, wash hand basin with mixer tap and low-level WC, double glazed window to side & radiator.

Garage

Having up & over door with power & lighting.

Outside (Front)

To the front of the property is a lawned garden & driveway providing offroad parking for multiple vehicles leading onto front door & garage as well as offering side access to rear.

Outside (Rear)

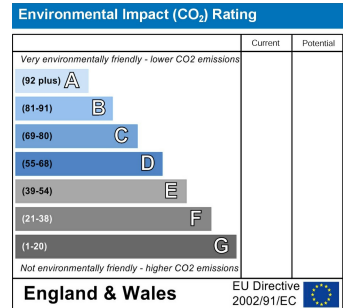
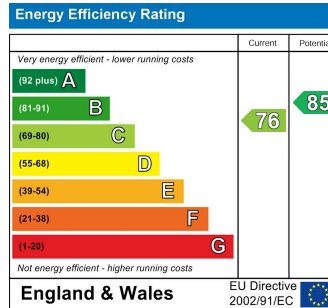
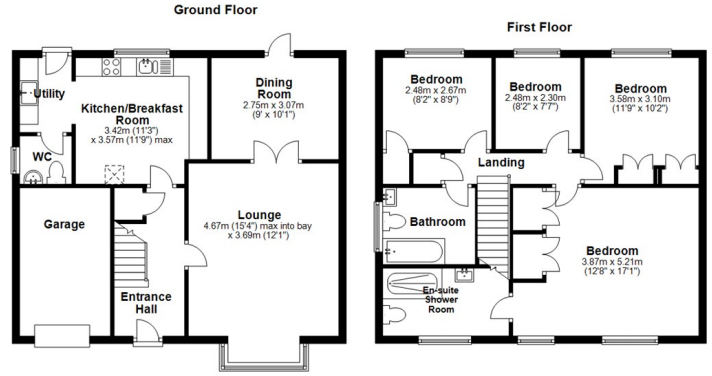
To the rear of the property is an enclosed garden having decking area, paved patio area, a section of artificial grass & a lawned sectioned with a paved section to the top the garden. The garden also offers a handy storage shed & canopy awning.

Tenure- Freehold

Council Tax Band-E

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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