



Rowan Way, Hartshill Nuneaton CV10 0XE Asking Price £375,000

Welcome to this exquisite detached house located on Rowan Way in the charming village of Hartshill. This property boasts a an entrance hallway, a guest cloakroom and spacious reception room, perfect for entertaining guests or simply relaxing with your family. With three inviting bedrooms, all generously sized, master having an en-suite and family bathroom, both recently being refitted, comfort and convenience are at the forefront of this home.

As you approach the property, you'll be delighted to find parking space for three vehicles, ensuring that you and your guests can park hassle-free. The stunning bar cabin with a hot tub at the rear of the house is a true gem, offering a luxurious retreat right in your own backyard. Imagine unwinding after a long day in the soothing waters of your private hot tub.

Step inside, and you'll discover there is also delightful conservatory, The well-equipped fitted breakfast kitchen is a chef's dream, providing ample space to prepare delicious meals for your loved ones.

This home, built by J S Bloor Homes, combines comfort, style, and functionality seamlessly. Don't miss the opportunity to make this stunning property your own and experience the best of village living in Hartshill.



Entrance

Via canopy porch with double glazed door leading into:

Entrance Hall

Double radiator, part ceramic tiled flooring, textured ceiling with sunken ceiling spotlight, stairs to first floor landing with spindles, doors to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, vanity wash hand basin with mixer tap low-level WC, half height tiling to all walls, radiator, ceramic tiled flooring.

Lounge/Dining Room

25'11" x 10'11" (7.90m x 3.32m)

Double glazed window to front, two double radiators, Amtico flooring, textured ceiling, double glazed French double doors to Conservatory, door to:

Kitchen/Breakfast Room

6'7" x 15'1" (2.00m x 4.60m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with cupboards under, wine rack, inset sink unit with single drainer with swan neck mixer spray tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, five ring induction hob with extractor hood over, built-in microwave, wine chiller, two double glazed windows to rear, double glazed window to side, double radiator, Amtico flooring, sunken ceiling spotlights, double glazed door to side, door to understairs storage cupboard:

Conservatory

Brick and double glazed construction with double glazed polycarbonate roof and power and light connected, currently used and furnished as a home office, double radiator, wooden laminate flooring, bi-fold doors to garden.

Landing

Access to loft space, door to Storage cupboard, doors to:

Master Bedroom

10'4" x 12'2" (3.14m x 3.72m)

Double glazed window to front, built-in wardrobes with hanging rails and shelving, radiator and textured ceiling.

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with drawers and mixer tap, close coupled WC and extractor fan, ceramic tiling to all walls, obscure double glazed window to front, radiator, ceramic tiled flooring and sunken ceiling spotlights.

Bedroom

10'11" x 8'6" (3.34m x 2.58m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, dressing table and drawers, radiator, textured ceiling.

Bedroom

20'3" x 7'6" (6.16m x 2.28m)

Double glazed skylight to rear, double glazed windows to side and front, fitted wardrobes with hanging rails and shelving, fitted worktop over with drawers, textured ceiling, door to under-eaves storage cupboard.

Family Bathroom

Recently refitted with three piece suite comprising deep panelled bath with mixer tap, vanity wash hand basin with drawers and mixer tap and close coupled WC, ceramic tiling to all walls, extractor fan, obscure double glazed window to rear, radiator, ceramic tiled flooring and sunken ceiling spotlights.

Garage

With power and light, personal door to side elevation and electric remote roller door

Outside

To the rear of the property is an easy to maintain garden with Crete print patio areas, Astro turf lawn pedestrian access, lighting, tap. To the front is a driveway providing parking for three cars and access to garage and entrance

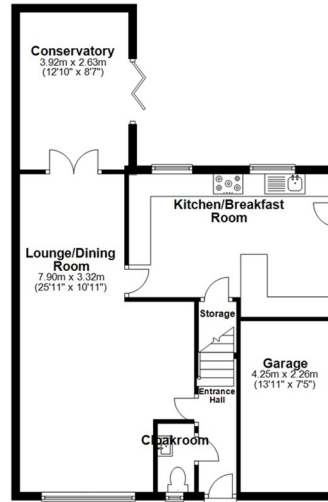
Bar / Relaxation Room

Having power and light this area has been specifically created for socialising, fitted with a bar, seating area, as well as hot tub (available by separate negotiation,) this part of the property can be used for a multiple of purposes and an internal inspection can only describe the best intentions.

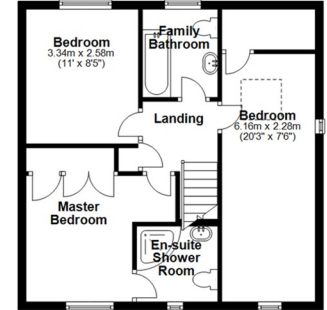
General

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. Council tax band D payable to North Warwickshire Borough Council

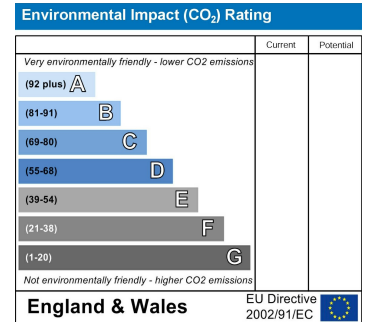
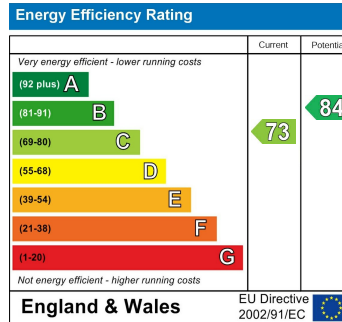
Ground Floor
Approx. 70.0 sq. metres (753.0 sq. feet)



First Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 121.2 sq. metres (1304.5 sq. feet)



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