



**10 Farriers Way, Crowhill
Nuneaton CV11 6UZ
Asking Price £320,000**

Nestled in the desirable area of Farriers Way, Crowhill, this impressive detached family home offers a perfect blend of space and comfort. With four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking both privacy and convenience.

The heart of the home is a spacious reception room, providing a welcoming atmosphere for family gatherings and entertaining guests. The extended layout enhances the living space, ensuring that there is ample room for everyone to enjoy.

For those with vehicles, the property boasts parking for up to four cars, a rare find that adds to the convenience of this lovely home. The surrounding area is peaceful and family-friendly, making it an excellent choice for those looking to settle in a community-oriented neighbourhood.

This property is not just a house; it is a place where memories can be made. With its thoughtful design and ample space, it is ready to welcome its new owners. Do not miss the opportunity to view this delightful family home in Crowhill, that has no upward chain.



Entrance

Via double glazed entrance door leading into

Porch

Double glazed window to front, radiator, wooden laminate flooring, door to Storage cupboard and further door to:

Lounge

12'8" x 17'7" (3.85m x 5.37m)

Double glazed window to front, coal effect living flame effect gas fire set in Adam style surround, double radiator, telephone point, TV point, coving to textured ceiling, stairs to first floor landing with under-stairs storage cupboards, door to:

Kitchen/Dining Room

10'7" x 17'6" (3.22m x 5.34m)

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 mixer tap, integrated dishwasher, space for American style fridge/freezer, range cooker, double glazed window to rear, radiator, ceramic tiled flooring, sunken ceiling spotlights, double glazed sliding patio doors to garden, opening into:

Utility

11'8" x 8'2" (3.56m x 2.49m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling, sunken ceiling spotlights, wall mounted combination boiler serving heating system and domestic hot water, double glazed door to garden, door to garage and further door to

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and close coupled WC, tiled splashback, radiator, ceramic tiled flooring, coving to ceiling, sunken ceiling spotlights.

Landing

Access to boarded loft with pull down ladder and fitted light point, door to Storage cupboard and further doors to:

Master Bedroom

17'8" x 8'2" (5.38m x 2.48m)

Double glazed window to front, two radiators, wooden laminate flooring, coving to ceiling, cathedral style arch door to:

En-suite Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point and light, obscure double glazed window to rear, wooden laminate flooring.

Bedroom

10'9" x 11'1" (3.28m x 3.37m)

Double glazed window to rear, radiator, wooden laminate flooring, telephone point, coving to textured ceiling, door to cupboard.

Bedroom

10'9" x 9'7" (3.27m x 2.92m)

Double glazed window to front, radiator, TV point, coving to textured ceiling, sliding mirrored doors to wardrobe.

Bedroom

7'10" x 7'9" (2.39m x 2.35m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

Bathroom

Recently refitted with three piece suite comprising panelled bath with shower and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring, textured ceiling.

Garage

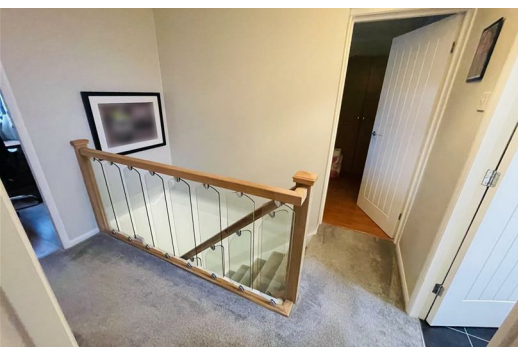
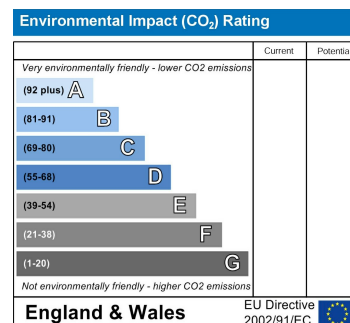
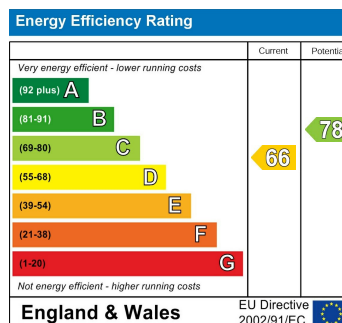
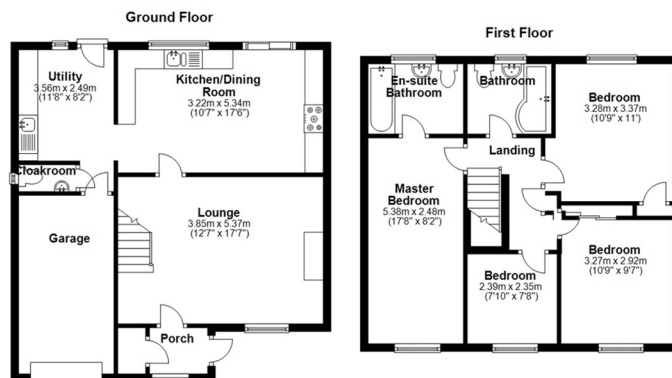
Integral garage with personal door, power and light and up and over door from the front.

Outside

To the rear of the property is mainly laid to lawn with borders and patio sheltered by a veranda. To the front is mainly paved providing parking for four vehicles, access to garage and pedestrian access to Entrance.

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 is D and payable to Nuneaton & Bedworth Borough Council.



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