

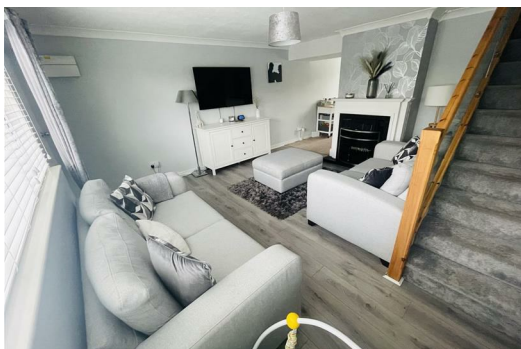


**4 Sunningdale Close, Whitestone
Nuneaton CV11 6NB
Asking Price £220,000**

Nestled in the charming area of Whitestone, Sunningdale Close presents an excellent opportunity to acquire a delightful end terrace house. This property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. With three spacious bedrooms, it offers ample accommodation for families or those seeking extra space for guests or a home office.

The house features a well-appointed shower room, ensuring convenience for all residents. One of the standout attributes of this property is the generous parking provision, accommodating up to four vehicles, which is a rare find in this desirable location.

Sunningdale Close is situated in a peaceful neighbourhood, making it an ideal retreat while still being conveniently close to local amenities and transport links. This home is perfect for those looking to enjoy a comfortable lifestyle in a welcoming community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



Entrance

Via double glazed door leading into:

Porch

Double glazed window to side, door to:

Lounge

14'8" x 14'8" (4.46m x 4.47m)

Double glazed window to front, living flame effect gas fire set in feature surround, double radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling, stairs to first floor landing, opening to:

Dining Area

8'5" x 8'7" (2.57m x 2.61m)

Double glazed window to rear, radiator, coving to textured ceiling, double glazed door to garden, sliding door to:

Kitchen

9'8" x 5'10" (2.94m x 1.79m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, gas point for cooker, double glazed window to rear, textured ceiling.

Landing

Door to boiler cupboard wall mounted gas combination boiler serving heating system and domestic hot water, bi-fold door to shower room and doors to:

Bedroom

12'3" x 8'7" (3.73m x 2.61m)

Double glazed window to front, radiator, dado rail, coving to textured ceiling.

Bedroom

10'9" x 8'7" (3.27m x 2.61m)

Double glazed window to rear, radiator, coving to ceiling.

Bedroom

8'4" x 5'10" (2.54m x 1.79m)

Double glazed window to front, radiator.

Shower Room

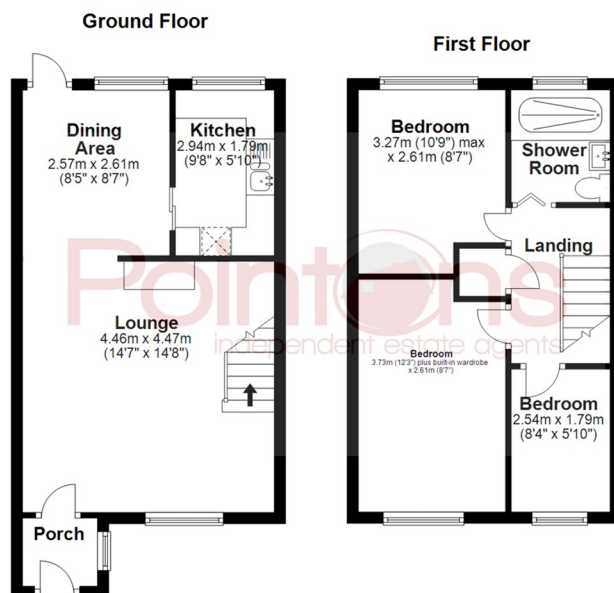
Recently refitted with three piece suite comprising double shower cubicle, pedestal wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, extractor fan, obscure double glazed window to rear, radiator, coving to textured ceiling.

Outside

To the rear of the property is an easy to maintain, enclosed garden. To the front is a block-paved driveway providing parking for up to four cars and access to entrance

General Information

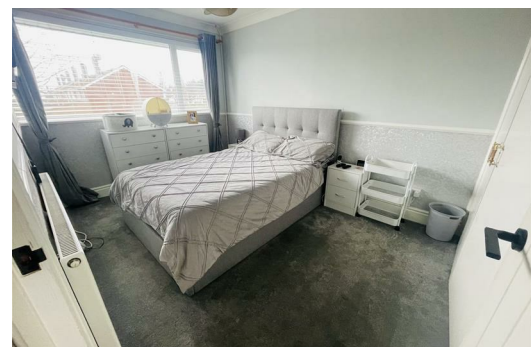
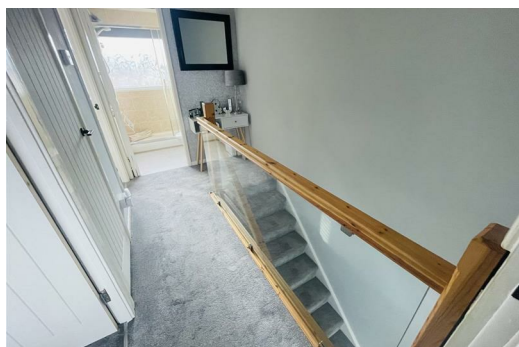
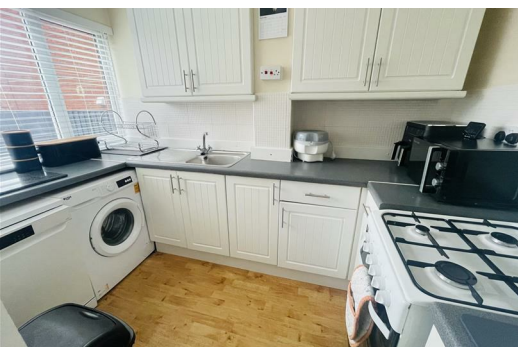
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable Nuneaton & Bedworth Borough Council and is Band B



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

