



Clovelly Way, Horeston Grange Nuneaton CV11 6YB Offers Over £314,995

Nestled in the charming area of Horeston Grange, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is ideal for those who require ample living space. The inviting reception room serves as a perfect gathering place for family and friends, providing a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both comfort and functionality, making it an ideal choice for modern living. One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in many residential areas. This added convenience is sure to appeal to those with multiple cars or visiting guests.

Situated in a pleasant neighbourhood, this property offers a peaceful retreat while still being within easy reach of local amenities, schools, and transport links. Whether you are looking to settle down in a family-friendly environment or seeking a sound investment, this detached house on Clovelly Way is a remarkable find that should not be missed.



Entrance

Via double glazed door leading into

Entrance Hall

Double radiator, tiled flooring, stairs to first floor landing, doors to:

Lounge

15'9" x 10'6" (4.80m x 3.20m)

Double glazed bow window to front, double radiator, telephone point.

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring, textured ceiling.

Utility

6'6" x 8'9" (1.99m x 2.66m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for freezer and tumble dryer, tiled flooring and sunken ceiling spotlights.

Kitchen/Dining Room

8'6" x 20'1" (2.59m x 6.12m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, four ring induction hob with matching extractor hood over, built-in microwave, double glazed window to rear, double radiator, tiled flooring, sunken spotlights, double glazed double doors to garden.

Landing

Double glazed window to side, radiator, access to loft, door to Storage cupboard, doors to:

Bedroom

9'11" x 10'5" (3.01m x 3.17m)

Double glazed window to front, double radiator, three doors to build in wardrobes having hanging rail and shelving.

Bedroom

7'7" x 10'5" (2.32m x 3.17m)

Double glazed window to rear, double radiator,

Bedroom

9'5" x 9'6" (2.88m x 2.92m)

Double glazed window to rear. radiator

Bedroom

9'11" x 9'6" (3.01m x 2.89m)

Double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash unit with drawers and mixer tap and close coupled, tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring.

Garage

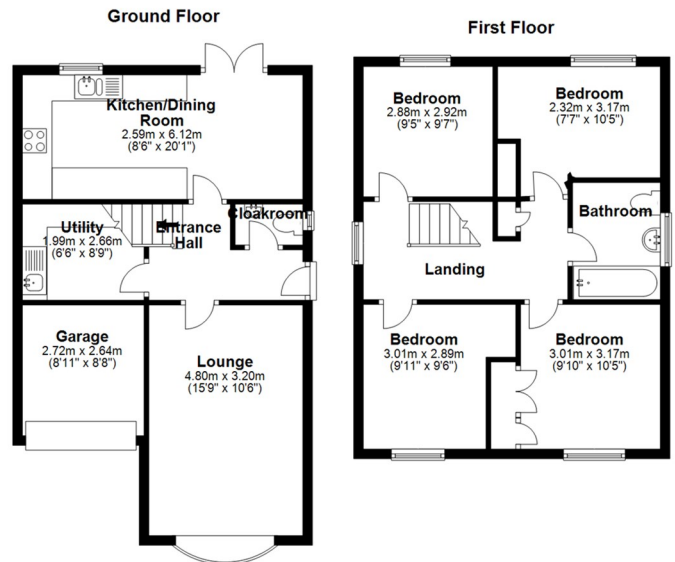
Up and over door, power and light. (for storage space only)

Outside

To the rear in an enclosed garden with paved patio, lawn and borders, side pedestrian gate. To the front is a driveway providing parking for vehicles and access to garage store.

General Information

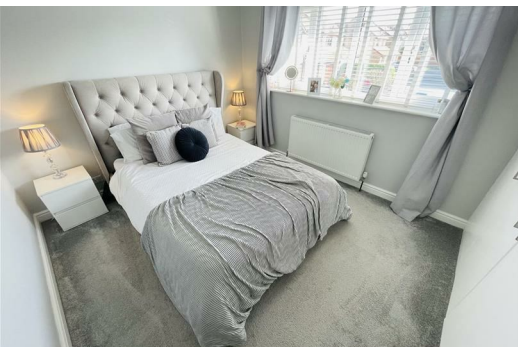
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band D payable to Nuneaton & Bedworth Borough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



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	67	
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



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