



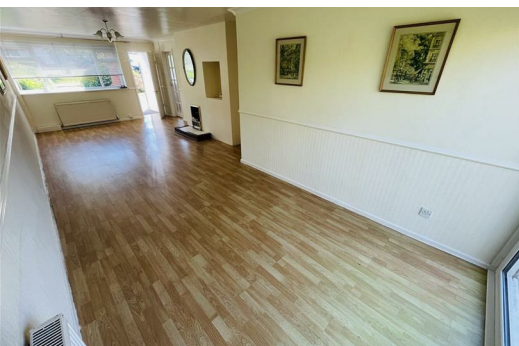
**28 Golf Drive, Whitestone  
Nuneaton CV11 6LY  
Asking Price £295,000**

Nestled in the desirable area of Golf Drive, Whitestone, this charming dormer link-detached bungalow offers a perfect blend of comfort and convenience. Built in the 1970s, this well-maintained property spans an impressive 1,227 square feet, providing ample space for both relaxation and entertaining.

The bungalow features a welcoming reception room, ideal for hosting guests or enjoying quiet evenings at home. With three generously sized bedrooms, there is plenty of room for family or guests, ensuring everyone has their own private space. The shower room is conveniently located, as well as a ground floor w.c., caters to the needs of the household.

One of the standout features of this property is the parking capacity, accommodating up to four vehicles, which is a rare find in such a sought-after location. The absence of a chain means that you can move in without delay, making this an attractive option for those looking to settle down quickly.

The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for families and professionals alike. Whether you are looking to downsize or seeking a new family home, this bungalow presents a wonderful opportunity to enjoy a peaceful lifestyle in a prime location. Do not miss the chance to make this delightful property your own.





#### Entrance

Via double glazed entrance door leading into:

#### Hallway

Wooden laminate flooring, dado rail, textured ceiling, door to:

#### Lounge/Dining Room

27'6" x 11'8" max (8.40m x 3.56m max)

Window to front, double radiator, wooden laminate flooring, telephone point, dado rail, coving to ceiling, double glazed sliding patio door to garden, doors to:

#### Kitchen/Breakfast Room

11'5" x 9'2" (3.48m x 2.79m)

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, stainless steel swan neck mixer tap and tiled splashbacks, extractor fan, space for fridge and freezer, gas and electric points for cooker, window to front, wooden laminate flooring, coving to textured ceiling.

#### Inner Hallway

Stairs to first floor, doors to:

#### Bedroom

10'4" x 11'4" (3.15m x 3.46m)

Double glazed window to rear, double radiator, TV point, coving to textured ceiling.

#### Utility

9'4" x 5'10" (2.85m x 1.79m)

Double eye level cupboard with round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, obscure window to side, ceramic tiled flooring, low-level WC, obscure door to garage,

#### Landing

Coving to textured ceiling, door to Storage cupboard with wall mounted combination boiler serving heating system and domestic hot water, doors to:

#### Bedroom

14'2" x 8'2" (4.33m x 2.50m)

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

#### Bedroom

11'3" x 10'3" (3.42m x 3.12m)

Double glazed window to rear, radiator, coving to ceiling, door to under-eaves storage cupboard.

#### Shower Room

Fitted with three piece comprising shower enclosure, pedestal wash hand basin and low-level WC, window to side, radiator, access to loft space, door to airing cupboard with linen shelving

#### Garage

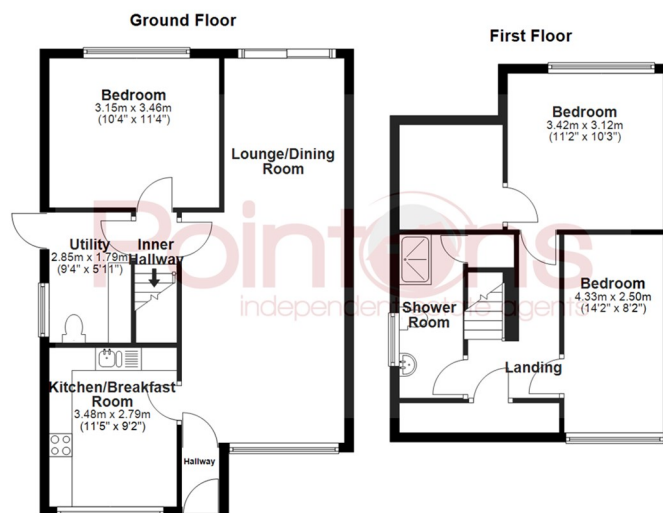
To the side of a property is a garage with up and over door, power and light, rear access to garden and double glazed window

#### Outside

To the rear is an enclosed established garden mainly laid to lawn, well stocked borders and paved patio. To the front is a driveway providing parking, access to garage and entrance with the remainder laid to lawn.

#### General Information

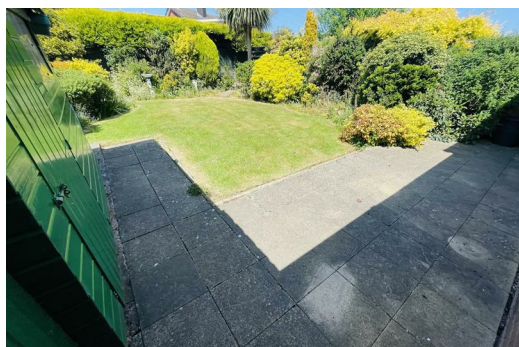
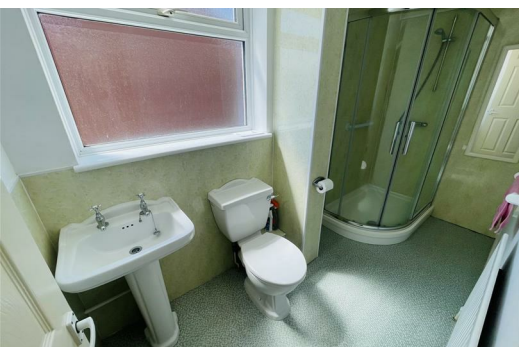
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band D, payable to Nuneaton & Bedworth Borough 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		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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