



**17 Farthington Drive, Royal Park
Nuneaton CV11 6WX
Asking Price £440,000**

Nestled in the desirable area of Royal Park, this nearly new detached house on Farthington Drive offers a perfect blend of modern living and comfort. With four spacious bedrooms master having ensuite shower room and all with fitted wardrobes, this property is ideal for families seeking ample space to grow and thrive.

The contemporary design of the house is complemented by its thoughtful layout, allowing for both privacy and social interaction. The reception room and kitchen dining family are perfect for hosting gatherings or enjoying quiet evenings with loved ones. The abundance of natural light enhances the welcoming atmosphere throughout the home.

One of the standout features of this property is the generous parking, accommodating up to three vehicles, which is a rare find in this sought-after location. This convenience is particularly beneficial for families or those who frequently entertain guests.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility. Whether you are looking to settle down or invest in a promising property, this house on Farthington Drive is a remarkable opportunity not to be missed.



Entrance via

Canopy porch leading to double glazed door into:

Entrance Hall

Double radiator, ceramic tiled flooring, door to Storage cupboard and further doors to:

Lounge

18'8" x 10'7" (5.69m x 3.23m)

Double glazed bay window to front, two radiators, telephone point, TV point.

Study

8'0" x 8'2" (2.44m x 2.49m)

Double glazed window to front, radiator, wooden effect laminate flooring ,

Kitchen/Dining/Family Room

10'9" x 26'0" (3.28m x 7.93m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with drainer and swan neck mixer tap, integrated dishwasher, eye level electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, sunken ceiling spotlights, double glazed French style double doors to garden and opening to:

Utility

6'11" x 5'1" (2.12m x 1.54m)

Fitted with a base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, radiator, ceramic tiled flooring, wall mounted concealed boiler serving heating system and domestic hot water, double glazed door to side, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, pedestal wash hand basin, low-level WC and extractor fan, radiator, ceramic tiled flooring.

Landing

Access to loft space, door to airing cupboard housing factory lagged hot water cylinder, spindle balustrade and further doors

Master Bedroom

13'5" x 13'11" (4.09m x 4.25m)

Double glazed window to front, built-in wardrobes, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower area, wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, shaver point tiled splashback, obscure double glazed window to front, ceramic tiled flooring and sunken ceiling spotlights.

Bedroom

13'10" x 8'8" (4.21m x 2.64m)

Double glazed window to rear, built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom

10'1" x 9'1" (3.07m x 2.78m)

Double glazed window to rear, built-in wardrobes and radiator.

Bedroom

11'11" x 8'2" (3.64m x 2.50m)

Double glazed window to front, radiator, double doors to built in wardrobe.

Family Bathroom

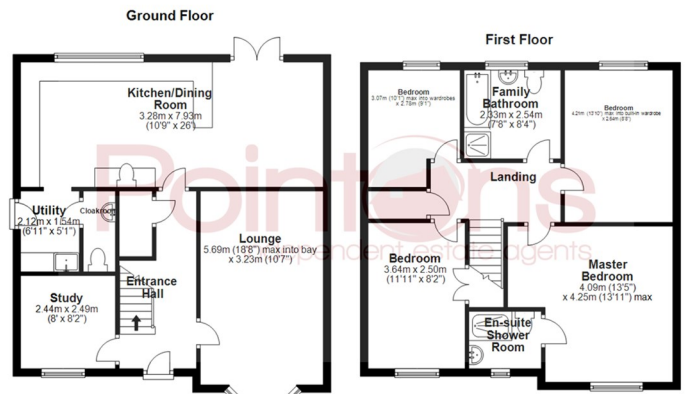
Fitted with four piece suite comprising panelled bath with hand shower attachment over, wash hand basin with mixer tap, tiled shower enclosure and low-level, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring, sunken ceiling spotlights.

Outside

To the rear is an enclosed garden mainly laid to lawn a paved patio with shrub borders and side pedestrian access, double glazed French style doors leading into garage. To the side is a driveway providing parking and access to garage (currently converted to an entertainment room). To the front is laid to lawn with pathway leading to entrance .

General Information

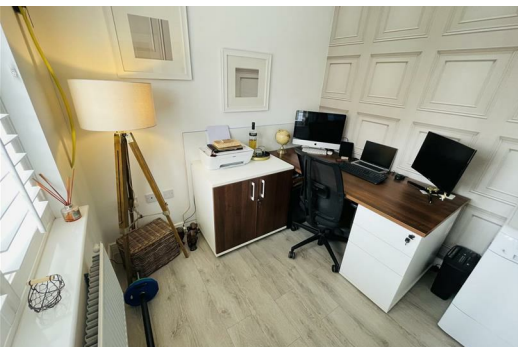
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band E payable to Nuneaton & Bedworth Borough Council.



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		93
(81-91) B	84	
(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	



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