



Coombe Drive, Nuneaton CV10 9DD Asking Price £335,000

Nestled in the desirable area of Coombe Drive, Stockingford, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, master having an ensuite, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

The heart of the home features a delightful conservatory, which invites natural light and offers a serene space to unwind or entertain guests. The well-appointed kitchen is complemented by a convenient utility room, making household chores a breeze. Additionally, the guest cloakroom adds an extra touch of convenience for visitors.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in today's busy world. With no onward chain, this home is ready for you to move in and make it your own without delay.

In summary, this detached house on Coombe Drive is a fantastic opportunity for anyone looking for a spacious and well-equipped family home in a sought-after location. Don't miss your chance to view this exceptional property.



Entrance

Via double glazed entrance door leading into:

Porch

Wooden laminate flooring, double glazed door with matching side panel into:

Entrance Hall

Double radiator, coving to ceiling, stairs to first floor landing with under-stairs storage cupboard and spindles, doors to:

Lounge

18'8" max x 10'6" (5.69m max x 3.22m)

Double glazed bay window to front, living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, radiator, telephone point, TV point, coving to ceiling, double doors to:

Dining Room

11'0" x 9'10" (3.35m x 2.99m)

Radiator, wooden laminate flooring, coving to ceiling, double glazed double door to conservatory, door to:

Kitchen/Breakfast Room

13'1" x 11'0" (3.98m x 3.36m)

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 mixer tap, plumbing for, space for fridge/freezer, eye level electric fan assisted oven, four ring induction hob with extractor hood over, integrated fridge, double glazed window to rear, double radiator, sunken spotlights, door leading back to hallway and archway to

Utility

5'8" x 6'1" (1.73m x 1.85m)

Base and eye level units with round edged worktops, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, double glazed door to side, door to:

Cloakroom

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

Conservatory

Brick and double glazed construction, wooden laminate flooring, double glazed french double doors to garden.

Landing

Door to built-in airing cupboard housing, hot water cylinder with linen shelving, access to loft space and doors to:

Master Bedroom

12'4" x 19'4" (3.76m x 5.90m)

Double glazed window to front, two radiators, two double doors to wardrobes and further double doors additional wardrobe, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low-level WC and extractor fan tiled splashback, double glazed window to front, radiator, ceramic tiled flooring and sunken spotlight.:

Bedroom

13'1" x 8'8" (3.98m x 2.65m)

Double glazed window to rear, radiator, double doors to wardrobe

Bedroom

9'7" x 7'9" (2.92m x 2.36m)

Double glazed window to rear, radiator.

Bedroom

10'9" x 9'1" (3.27m x 2.78m)

Double glazed window to rear, radiator.

Family Bathroom

Fitted with three piece coloured suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to side, double radiator, ceramic tiled flooring.

Garage

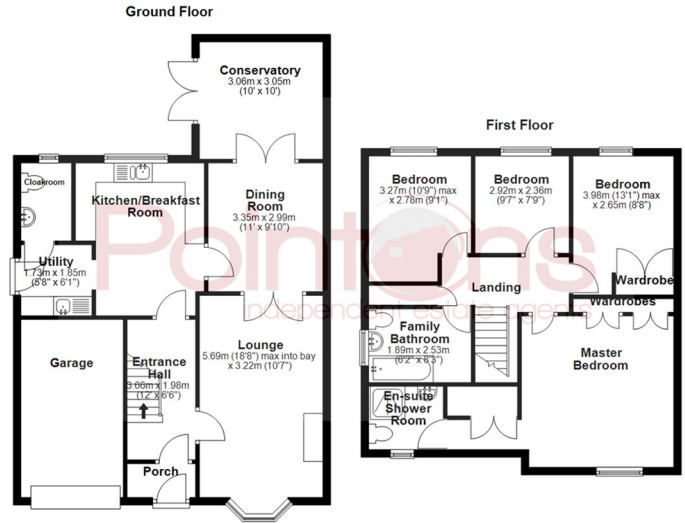
Up and over door, power and light.

Outside

To the rear is an enclosed garden over two levels of easy maintenance patio, decking and stoned areas, side pedestrian gate leading to front where there is a driveway providing parking and further lawned area.

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 D



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		
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

