

Mark
Webster
estate agents



Hillside Drive
Nuneaton
£260,000

*** LARGE DRIVEWAY FOR UP TO 7 CARS - VERY WELL SITUATED - GARDEN ROOM/BAR ***. For sale with MARK WEBSTER estate agents is this deceptively spacious family home briefly comprising: Lounge, kitchen, conservatory, guest WC, three bedrooms, family bathroom, rear garden with bar, garage and a large driveway. Viewing is essential.

ENTRANCE HALL

Tiled floor, door to the garage, door to the side passageway and a further door to...

LOUNGE 12' 5" x 16' 7" maximum (3.78m x 5.05m)

Double glazed bow window to front aspect, oak flooring, tall panel radiator, media wall with electric fire, door to a useful storage cupboard and a further door to...

INNER HALL

Stairs leading off to the first floor landing and doors to...

GUEST WC 2' 10" x 4' 2" (0.86m x 1.27m)

Tiled floor, wall mounted wash basin and a low level WC.

KITCHEN 9' 9" x 13' 5" (2.97m x 4.09m)

Double glazed window to rear aspect, door to a useful storage cupboard, tiled floor, double panelled radiator, a range of tall, base and eye level units, roll edge work surfaces, integrated eye level double oven, electric hob, stainless steel sink, space for an American style fridge/freezer, three further appliance spaces and double glazed French doors to...

CONSERVATORY 9' 6" x 15' 4" (2.9m x 4.67m)

Having underfloor heating, tiled floor, double glazing and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Doors leading off to...

BEDROOM ONE 12' 8" x 12' 7" maximum (3.86m x 3.84m)

(8' 5" minimum width) Double glazed window to front aspect, double panelled radiator and fitted wardrobes.

BEDROOM TWO 10' 2" x 12' 7" maximum (3.1m x 3.84m)

(10' 3" minimum width) Double glazed window to rear aspect, double panelled radiator and a door to a useful over stairs storage cupboard.

BEDROOM THREE 9' 10" x 7' 9" (3m x 2.36m)

Double glazed window to front aspect, single panelled radiator and a cupboard housing the central heating boiler.



BATHROOM 6' 9" x 8' 1" (2.06m x 2.46m)

Opaque double glazed window to rear aspect, tiled floor & walls, heated towel rail, useful vanity storage with wash basin, low level WC, panelled bath and a separate shower enclosure with mixer style shower over.

GARAGE 17' 1" x 8' 3" (5.21m x 2.51m)

Having an up and over door, power and light.

GARDEN ROOM/BAR 11' 9" x 10' 10" (3.58m x 3.3m)

Having double opening doors, a bar, power and light.

TO THE EXTERIOR

The property benefits from a long block paved driveway providing off road parking for up to 7 cars and access to the garage. The rear garden is fully paved for low maintenance with raised planted borders, side access gate, timber built storage shed and a garden room/bar.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

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