



Bluebell Close
Hartshill

O.I.R.O **£245,000**

*** IMMACULATE DETACHED FAMILY HOME ~ GREAT LOCATION ~ GARAGE ***. For sale with MARK WEBSTER estate agents is this very nicely situated three bedroom link detached property briefly comprising: Guest WC, lounge, kitchen/diner, three bedrooms, bathroom, garage, driveway and enclosed rear garden. Viewing is a must.

A most attractive and modern detached home, pleasantly positioned within a private cul-de-sac on this highly regarded residential estate. The property sits close to the beautiful Hartshill Hayes Country Park, known for its panoramic views, scenic walks, and peaceful woodland, whilst also offering easy access to Nuneaton town centre, local shops, schools, and everyday amenities.

Designed with the modern family in mind, the home benefits from recently fitted carpets throughout the ground floor, stairs, and landing, along with gas central heating and uPVC double glazing. The accommodation briefly comprises an inviting entrance hall, guests cloakroom, comfortable lounge, and a spacious dining kitchen. To the first floor are three bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Outside, the property offers a driveway, garage, and a pleasant rear garden. Early viewing is strongly advised.

Hall

With a composite front entrance door, central heating radiator, and staircase leading to the first floor.

Guest WC

Fitted with a pedestal wash hand basin and low level WC, central heating radiator, and uPVC double glazed window.

Lounge

12' x 14' 6" (3.7m x 4.5m)

Having a central heating radiator and uPVC double glazed window.

Dining Kitchen

14' 11" x 9' 10" (4.3m x 2.8m)

Equipped with a stainless steel single drainer sink unit with mixer tap, fitted base units, additional cupboards and drawers with work surfaces, and wall cupboards over. Includes a fitted oven, hob, extractor fan, plumbing for washing machine and dishwasher, and space for a fridge. Under-stairs storage cupboard, uPVC double glazed window, and French doors opening onto the rear garden.

Landing

Serving all first-floor rooms, with an airing cupboard and central heating radiator.

Bedroom One

9' 7" x 9' (3m x 2.7m)

Featuring a double wardrobe, central heating radiator, uPVC double glazed window, and door to:

En-Suite

Fitted with a white suite comprising shower cubicle, pedestal wash hand basin, and low-level WC.



Bedroom Two

8' 8" x 8' 10" (2.7m x 2.5m)

With central heating radiator and uPVC double glazed window.

Bedroom Three

6' 2" x 8' 10" (1.9m x 2.5m)

With central heating radiator and uPVC double glazed window.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Central heating radiator and uPVC double glazed window.

Driveway

A double-length driveway sits to the side of the property with direct access to the garage. The frontage has also been converted to provide additional driveway parking for two further vehicles.

Garage

Featuring an up-and-over entrance door, electric power supply, and a uPVC double glazed side door leading to the garden.

Gardens

The rear garden offers a generous paved patio area with steps leading up to a lawned section, enclosed by fenced boundaries, along with convenient side access to the garage.

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 A. (This information is provided from the Council Tax Valuation List Website).



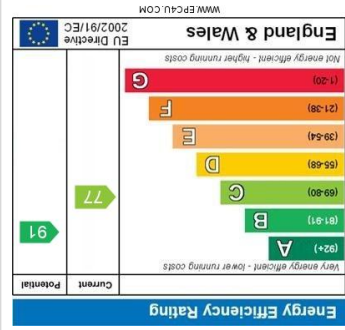
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



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