



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£325,000



15 Hoarstone Avenue, Whitestone, Nuneaton CV11 4TD

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KEY ESTATE AGENTS

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KEY Estate Agents are delighted to offer this extended 4 bedroom detached property in Whitestone, Nuneaton. The property benefits from a loft conversion creating a large bedroom on the second floor as well as three other bedrooms. There is a low maintenance rear garden, integrated garage and parking for three cars. The property is located just a short walk away from local shops and schools and would make an ideal family home. To view the property, call KEY.

Tenure: Freehold
Council Tax Band: D
EPC C

Entrance



Enter via a part-glazed door, into an entrance room, which follows through to the dining room.

Dining Room 11'9" x 11'8" (3.6 x 3.56)



Good sized family dining room, benefitting from under-stairs storage space.

Kitchen 7'6" x 18'1" (2.3 x 5.52)



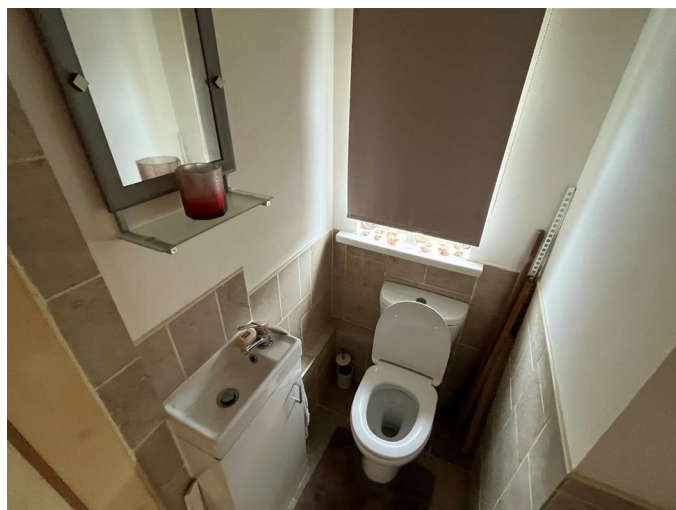
Modern kitchen benefitting from wall and floor mounted kitchen units, double oven, hob, sink drainer unit and space for appliances. Door to side aspect and window to the rear aspect.

Lounge 11'9" x 11'8" (3.6 x 3.56)



Generously sized lounge, with patio doors that lead out to the back garden, lots of natural light, perfect size for a mid-large family.

Downstairs W/C



Downstairs W/C with toilet and sink,.

Master Bedroom 11'11" x 8'7" (3.65 x 2.62)



Large double bedroom with window to the front aspect.

Second Bedroom 11'6" x 8'2" (3.52 x 2.5)



Good sized second bedroom, built in storage and window to rear aspect.

Fourth Bedroom 7'10" x 8'10" (2.41 x 2.7)



Large single / small double bedroom with window to the front aspect.

Bathroom 5'6" x 11'3" (1.7 x 3.45)



Modern, large family sized bathroom, including bath, shower cubicle, toilet and sink basin. Perfect size for a large family, would not need any work, includes heated towel rails.

Third Bedroom 18'8" x 9'6" (5.69 x 2.9)



The third bedroom is a modern, bright loft conversion, with walk-in wardrobe space included.

Garage and Parking

The property benefits from an integrated garage, it has been partitioned to create two separate space but the partition can be easily removed if desired. To the front there is a large paved area on front garden, big enough to fit three vehicles if needed.

Garden



Generously sized back garden space, with patio and a square astro-turfed area, perfect size for a family.

Agents Notes

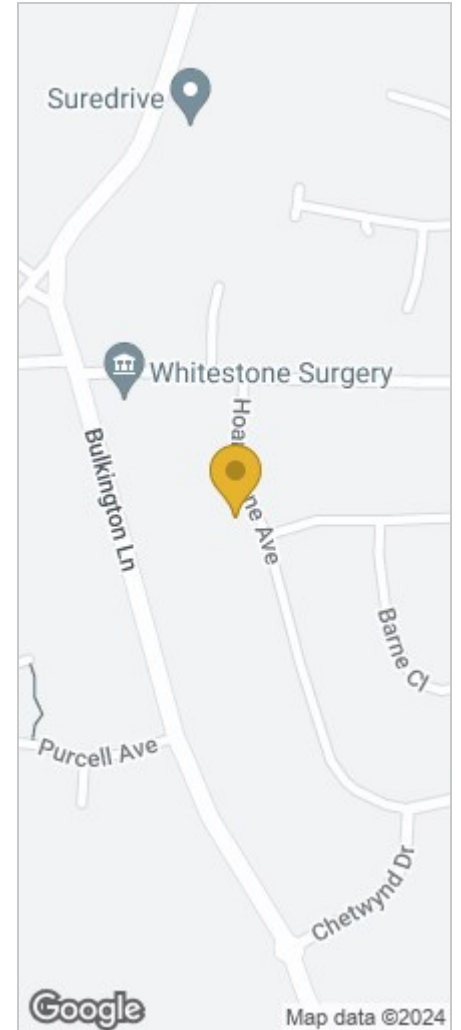
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these

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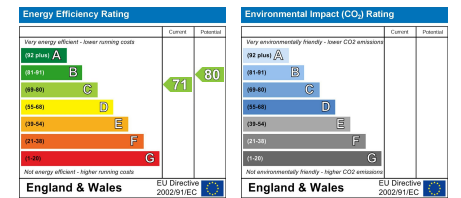
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

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