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# For Sale

Tel: 024 7635 7645



**£310,000**

15 Hoarstone Avenue, Whitestone, Nuneaton CV11 4TD



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KEY ESTATE AGENTS

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A fantastic opportunity to purchase this extended 4 bedroom detached property in the desirable location of Whitestone, Nuneaton. The property benefits from a loft conversion creating a large bedroom on the second floor as well as three other good sized bedrooms. There is a low maintenance rear garden, Perfect for entertaining family and friends, integrated garage and ample 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)



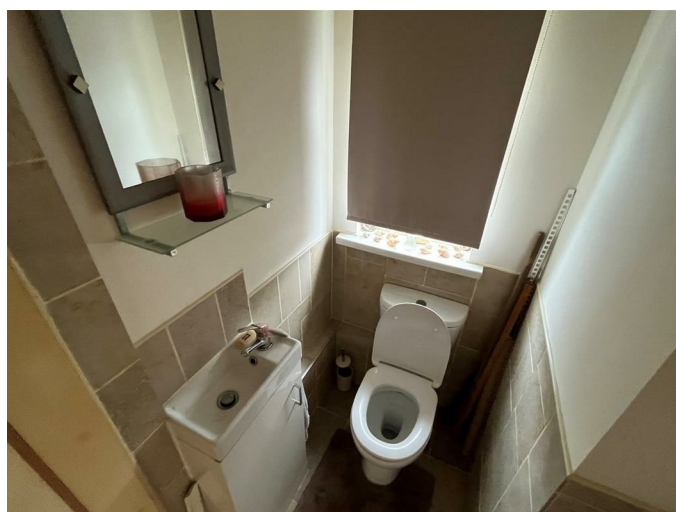
Modern kitchen benefitting from wall and floor mounted kitchen units, double oven, hob, sink drainer unit and space for appliances. Door to side aspect and window to the rear aspect.

### 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

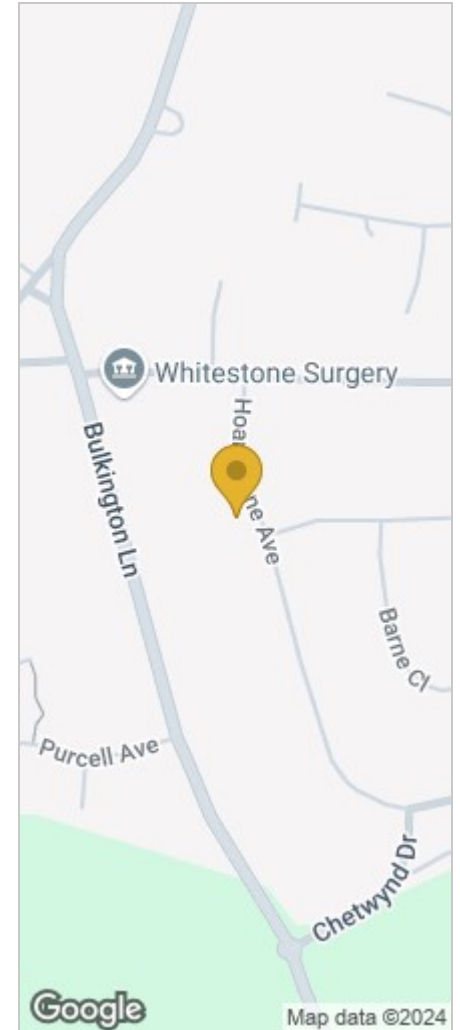
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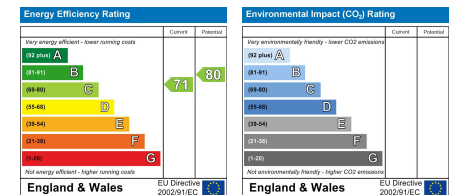
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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