

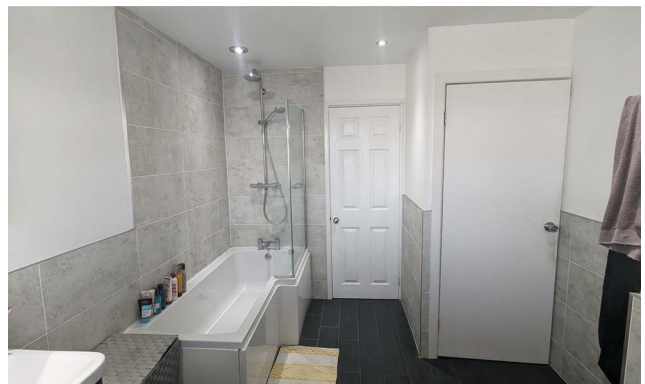


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# For Sale

Tel: 024 7635 7645



**£260,000**

2 Quantock Drive, Stockingford, Nuneaton CV10 8PU



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An ideal purchase for a growing family! This 3 bed detached house on Quantock Drive has plenty of space for the whole family and tonnes of potential to be the perfect family home. The property comprises of a large living area, good sized kitchen diner, lean to currently used as a utility space, and an integrated garage which is currently used as a gym. Upstairs there are three double bedrooms and a family bathroom. To the front there is a large driveway, with plenty of space for three cars. To the side and rear there is a low maintenance courtyard garden with a shed and room for entertaining. Again, to the rear, there is another driveway with room for two cars and a detached garage.

EPC: D

Council Tax Band: C

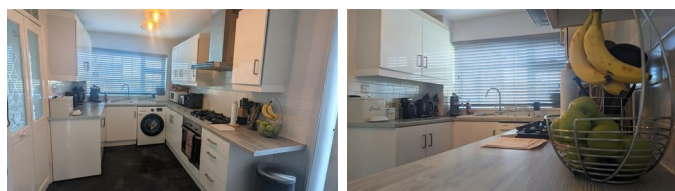
Tenure: Freehold

### Entrance



Entrance via glazed sliding doors into the front porch, with UPVC door leading to the interior hallway.

### Kitchen 13'9" x 7'11" (4.214 x 2.417)



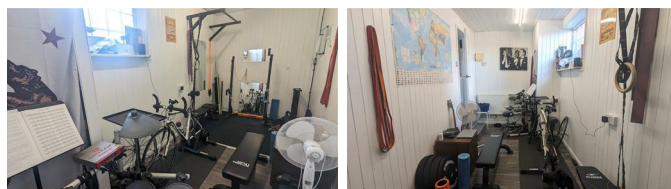
Good sized kitchen with room for a dining area. There is a space for freestanding appliances including fridge freezer. Integrated gas hob and window overlooking the front aspect.

### Garden Room 13'5" x 6'1" (4.098 x 1.855)



Glazed lean to garden room, currently used as a utility area with plenty of space for a washing machine and tumble dryer. Door access to the side garden and rear garden.

### Garage/Gym 7'2" x 16'0" (2.188 x 4.9)



Integrated garage, currently used as a gym. Space for one car, or it can be used as a handy storage room or converted to another use. Up and over garage door to the front.

### Living Room 19'1" x 11'11" (5.829 x 3.654)



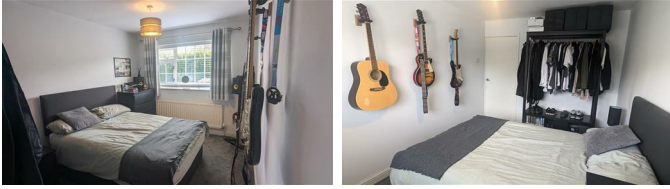
Large living area with French windows leading to the rear garden area.

### Bedroom One 11'11" x 8'10" (3.649 x 2.71)



Good sized double bedroom with large window allowing for ample light into the room.

### Bedroom Two 9'11" x 11'11" (3.044 x 3.656)



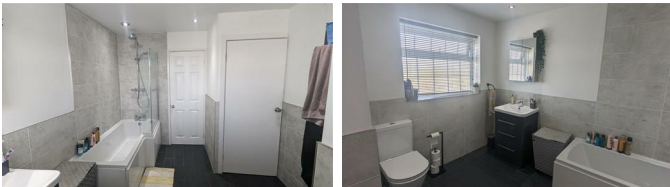
Double bedroom with large window facing the rear aspect.

### Bedroom Three 7'8" x 9'11" (2.362 x 3.039)



Double bedroom, currently used as a study with a window to the front aspect and an open closet, ideal for storage.

### Family Bathroom 10'8" x 6'10" (3.260 x 2.106)



Fully fitted modern bathroom with bath and shower over. Contemporary WC and basin unit.

### Garden



Rear and side gardens, to the side there is a shed and an area laid to lawn, wrapping round to the rear where there is a pleasant courtyard area.

### Rear Drive and Garage



Gated driveway spaces for two vehicles and access to the detached garage, which can fit one car or be used as storage or handy workshop.

### Front Driveway

Driveway space for three vehicles.

### Rental Yield

£900-£1000 PCM

### Agent's Notes

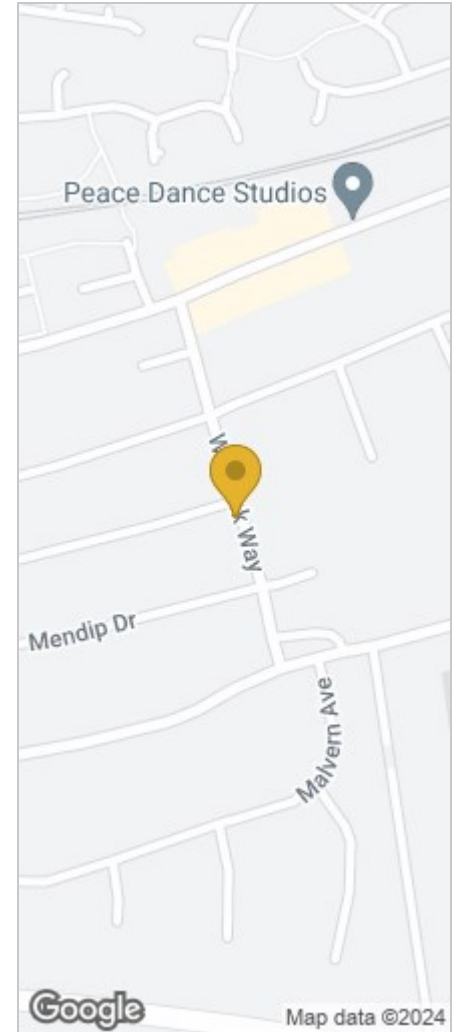
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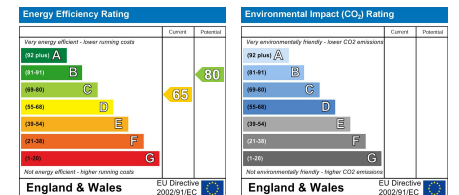
## Floor Plan



## Area Map



## Energy Efficiency Graph



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