



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£249,000

62 Fairway, Whitestone, Nuneaton CV11 6NP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

62 Fairway

Whitestone, Nuneaton CV11 6NP

£249,000



Nestled in the sought-after area of Whitestone, this Semi-Detached House offers a quintessential family home with vast potential. The property boasts spacious bedrooms and spacious interiors, creating a warm and inviting atmosphere for all who enter. Downstairs, you will find a kitchen, a large dining room, with sliding doors to the living room. Leaving these doors open creates a bright, open plan living area, and closed you have two separate spaces. You also have a handy reception space, perfectly situated for an office, playroom or even a fourth bedroom, with it's own wetroom. Taking yourself upstairs, you will find yourself on the large landing area, with doors leading to two spacious double bedrooms, both with inbuilt cupboards for storage, a well proportioned single bedroom with storage space and a large family bathroom with walk in shower.

In the garden you will find a good sized lawn area, with a shed and plenty of space to entertain on those long summer days. With a driveway for two vehicles, convenience is key in this quiet location ideal for families. Situated close to Lutterworth Road, for access to Nuneaton or further afield, this property offers the perfect balance of peaceful surroundings and easy access to amenities.

Don't miss the opportunity to view this property and envision the endless possibilities it holds for you and your loved ones. Embrace the charm of Whitestone and take the first step towards making this house a home.

Tenure: Freehold
EPC Grade: C
Council Tax Band: C

Entrance

Entrance via part glazed porch into hallway leading to kitchen, reception room/bedroom four, living room and dining room. Stairs to first floor.

Kitchen

7'5" x 9'5" (2.268 x 2.889)

Kitchen area containing an array of floor units, space for a freestanding cooker/oven and space for an under counter fridge/freezer. Window to front aspect and door leading to the side of the property.

Reception Room/Bedroom Four

16'2" x 8'1" max (4.948 x 2.468 max)

Good sized room, ideal for use as fourth bedroom or could even be utilised as a child's playroom or office. Large window facing the front aspect of the property and a curtained entranceway to the wet room.

Wet Room

4'11" x 5'8" (1.514 x 1.73)

Fully tiled, modern wet room with shower, WC and basin.

Living Room

10'11" x 12'5" (3.330 x 3.797)

Good sized living room with gas fire, French doors to garden and glazed sliding doors leading to the dining room, can be kept open for open plan living.

Dining Room

14'0" x 8'11" (4.275 x 2.721)

Light and airy dining room with large window facing the rear garden.

Bedroom One

11'3" x 12'1" (3.440 x 3.691)

Good sized double bedroom with windows facing rear garden and built in cupboard for storage.

Bedroom Two

10'11" x 8'5" (3.340 x 2.580)

Double bedroom with fitted wardrobes and large windows letting in plenty of light.

Bedroom Three

9'1" x 9'7" (2.773 x 2.933)

Good sized single bedroom with window to front aspect and storage cupboard housing the boiler.

Bathroom

10'4" x 6'2" (3.163 x 1.897)

Large bathroom with walk in shower, WC and sink.

Garden and Parking

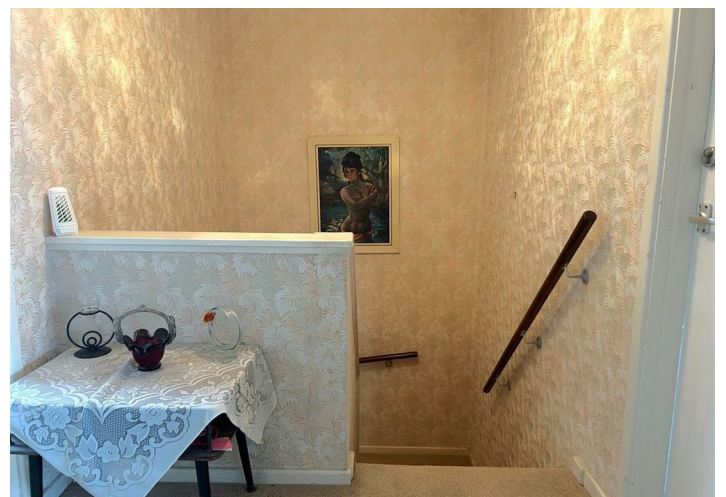
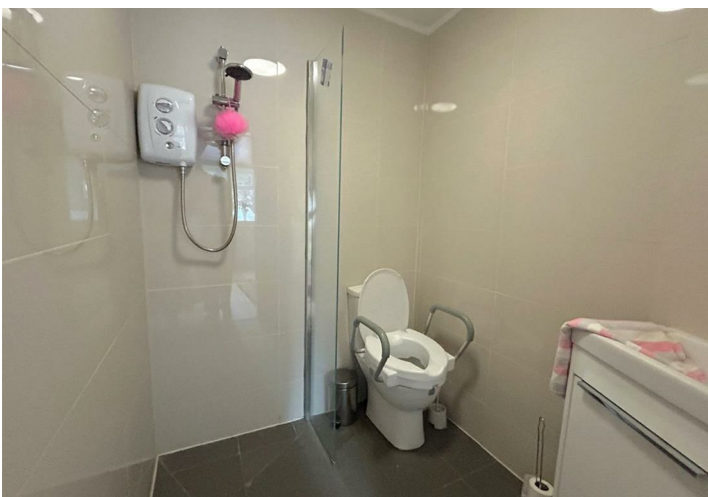
Private rear garden, mostly laid to lawn with plenty of room to entertain on long summer nights.

Rental Yield

Once refurbished - £1100 - £1200 PCM

Agent's Notes

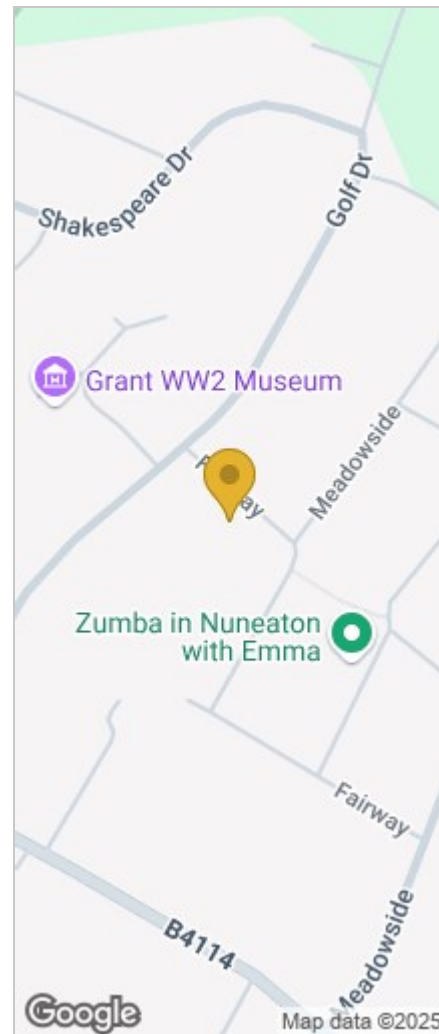
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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 details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



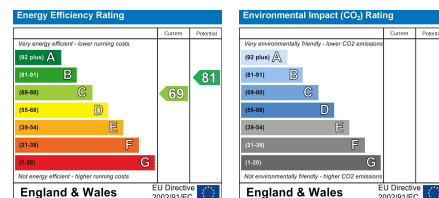
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

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

sales@keyestateagents.com



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645