



Hawcutt Drive, Caldecote Nuneaton





Property Description

A quiet and idyllic backdrop sets the stage for this ultra modern and inviting family home, in a small cul de sac with great access to the A5 for commuters.

This beautiful modern home boasts a kitchen / family room stretching past thirty feet, offering an amazing space to entertain or relax at the end of a long day. It overlooks the rear garden which is accessible through stylish bifold doors and features a log burner for cozy winter nights. The ground floor also hosts a large home office or separate reception space as required, that could even be used as a ground floor bedroom if required. A guest W.C. and large garage complete the downstairs accommodation.

Upstairs, the generous landing offers access to four great sized bedrooms- the principal of which also features a luxury en suite with high end fixtures and fittings. Other occupiers are also well taken care of with an even more luxurious family bathroom featuring marble walls, a free standing double ended bath tub and a walk in shower.

The virtual tour hints at quality and space on offer here but an in person inspection is highly recommended to fully appreciate the home and it's location. Call us today for more information and to see inside!

Entrance Hallway

Stairs to first floor accommodation, under stairs storage and door to garden.

Guest W.C

W.C, wash hand basin and heated towel rail.

Lounge/ Home Office

14' 5" x 10' 4" plus recess (4.39m x 3.15m plus recess)

Double glazed patio doors to rear elevation.

Kitchen/ Family Room

17' 2" max to bay x 30' 3" max to recess (5.23m max to bay x 9.22m max to recess)

Double glazed windows to front and rear elevations, bi folding doors to rear elevation, a range of wall and base units with quartz work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, cooker hood, dishwasher, fridge freezer, wood burner, hard wood and tiled flooring.

Landing

Two double glazed windows to front elevation, three central heating radiators and vaulted ceiling.

Bedroom One

14' 9" max to wardrobe x 12' 1" (4.50m max to wardrobe x 3.68m)
Two double glazed windows to front elevation.

En-Suite

Walk in shower, wash hand basin with vanity unit, W.C and heated towel rail.

Bedroom Two

15' 5" x 12' 11" (4.70m x 3.94m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

14' 5" x 9' 1" (4.39m x 2.77m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Four

14' 5" x 8' 10" (4.39m x 2.69m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Walk in shower with external thermostat, wash hand basin with vanity unit, W.C, heated towel rail, freestanding bath and marble tiled walls.

Front Garden

Block paved driveway providing off road parking and lawned area.

Rear Garden

Slabbed patio, laid to lawn and secure boundaries.

Garage

14' 5" x 15' 4" (4.39m x 4.67m)
Electric up and over door, power, lighting, space and plumbing for washing machine.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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