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61 Merlin Avenue

Poplar Farm, Nuneaton, CV10 9JY

Asking Price Of £277,500

- Modern detached residence
- Sought after location
- Improved & well presented
- Good sized family home
- Gas Heating & Dbl Glazing
- Lovely kitchen & bathroom
- Drive garage & gardens
- EPC RATING D



This is a modern detached residence pleasantly situated in the Popular Farm location which has to be viewed to be appreciated. The property is presented in excellent order throughout, having been well maintained by the current owners to provide a lovely family home with gas fired central heating, upvc double glazing, cavity wall insulation (to three walls) along with modern kitchen and bathroom and fitted furniture to all bedrooms. Briefly comprising: through hall, guests cloakroom, full length lounge, dining room, modern breakfast kitchen with integrated appliances, landing, four generous bedrooms and modern bathroom. Loose slate fore garden block paved driveway, detached garage and lovely rear garden.



THROUGH HALL

Having obscure uPVC double glazed entrance door and matching side screen, central heating radiator, stair case to the first floor and doors to:

GUEST CLOAKROOM

5' 8" max x 5' 11" max (1.73m x 1.8m) Having a newly fitted white suite comprising:- low level w.c., corner wash hand basin, tiled floor, central heating radiator and obscure uPVC double glazed window to the side.

LOUNGE

13' 1" max x 21' 11" (3.99m x 6.68m) Having two central heating radiators, uPVC double glazed bow window to the front, uPVC double glazed double opening patio doors and matching side screens to the rear, feature fireplace with Portuguese limestone surround incorporating a living flame gas fire, coved ceiling.



DINING ROOM

7' 9" x 12' 11" (2.36m x 3.94m) Having central heating radiator, uPVC double glazed window to the front, laminate wooden flooring and coved ceiling.

KITCHEN/BREAKFAST ROOM

12' 3" x 11' 8" (3.73m x 3.56m) Having a comprehensive range of refitted hi-gloss wall and base units with contrasting work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, built in double oven, four ring ceramic hob with chimney style extractor hood over, integrated dishwasher and fridge, space and plumbing for automatic washing machine, concealed Worcester boiler, under stairs storage cupboard, carbon monoxide detector, central heating radiator, uPVC double glazed window to the rear, obscure uPVC double glazed side exit door, Karndean flooring and inset ceiling spot lights.

FIRST FLOOR LANDING

Having smoke alarm, coved ceiling and doors to:

BEDROOM ONE

11' 7" x 10' 11" (3.53m x 3.33m) Having central heating radiator, uPVC double glazed window to the front and a range of fitted furniture.

BEDROOM TWO

11' 0" x 11' 6" (3.35m x 3.51m) Having central heating radiator, range of fitted furniture and uPVC double glazed window to the front.

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.57m) Having central heating radiator, loft access, range of fitted furniture and uPVC double glazed window to the rear.

BEDROOM FOUR

10' 2" x 7' 4" (3.1m x 2.24m) Having central heating radiator and uPVC double glazed window to the rear.

BATHROOM

10' 2" x 8' 1" (3.1m x 2.46m) Having a white suite comprising: - low level w.c., wash hand basin inset to vanity unit, panelled bath, corner quadrant shower cubicle with rain head, tiled splash backs, tiled effect laminate wooden flooring, PVC clad ceiling with inset spot lights, extractor fan, chrome heated towel rail and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a loose slate fore garden with block paved pathway and driveway providing standing for two vehicles. Double opening timber gates lead to further parking area and giving direct access to the detached brick built Garage with up and over

entrance door, power, lighting and side personal door. The rear garden has a fully width paved patio, shaped lawn, well established borders, timber shed, green house, motion activated security light, courtesy lighting, fenced and walled boundaries.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as....





GROUND FLOOR
59.9 sq.m. (645 sq.ft.) approx.



1ST FLOOR
51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 111.8 sq.m. (1204 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE
Freehold

LOCAL AUTHORITY
Nuneaton and Bedworth Borough Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements