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10 Slade Close

Whitestone, Nuneaton, CV11 6UW

Asking Price Of £475,000

- Rarely available
- Large detached Bungalow
- Two double bedrooms
- Lounge and Dining room
- Breakfast kitchen
- Ensuite & Bathroom
- Gardens with views
- Double garage & parking. EPC D



A rare opportunity to acquire a residential home located in one of the most highly regarded locations in Nuneaton. Slade Close sits on the edge of Whitestone affording views to open countryside to the rear and occupying a generous plot with ample front and rear garden space. This immaculately well maintained detached bungalow provides spacious accommodation to include two double bedrooms, ensuite shower room, bathroom, large lounge, dining room, large breakfast kitchen and utility room. Further benefits include driveway, integral double garage and a lovingly tended rear garden with patio overlooking open fields. Such is the space and design, further expansion is a possibility subject to the relevant consents. Viewing strictly by appointment only.

ENTRANCE PORCH

Having sliding glazed entrance door and further obscure timber door to:

HALLWAY

Having obscure uPVC double glazed window to the front, central heating radiator, storage cupboard, doors to: Guest Cloakroom, Breakfast Kitchen, Dining Room, Lounge and Inner Hall.

GUEST CLOAKROOM

Having low level w.c., wash hand basin, tiled splash backs and obscure uPVC double glazed window to the side.

LOUNGE

17' 10" x 14' 11" (5.44m x 4.55m) Having two central heating radiators, tv aerial point, fitted gas fired with

marble effect backing and hearth, uPVC double glazed window to the side and further box bay window to the front.

DINING ROOM

10' 7" x 11' 10" (3.23m x 3.61m) Having two central heating radiators and uPVC double glazed patio doors to the rear.

BREAKFAST KITCHEN

12' 1" x 11' 10" (3.68m x 3.61m) Having a range of fitted wall and base units with adjoining work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, built in double oven, four ring gas hob with extractor hood over, integrated dishwasher, central heating radiator, two uPVC double glazed windows to the rear, obscure uPVC double glazed door to the side and sliding door to:

UTILITY ROOM

6' 8" x 6' 0" (2.03m x 1.83m) Having a range of fitted base units with adjoining work surface and tiled splash backs, inset single drainer sink, space and plumbing for automatic washing machine and tumble dryer, central heating radiator, Glow Worm boiler and obscure uPVC double glazed window to the side.

INNER HALL

Having central heating radiator, storage cupboards and doors to: Bedrooms One, Bedroom Two and Bathroom

BEDROOM ONE

9' 6" x 13' 10" min (2.9m x 4.22m) Having central heating radiator, range of fitted furniture, uPVC double glazed window to the rear and door to:

ENSUITE

Having low level w.c., wash hand basin inset to storage unit, shower cubicle, tiled splash backs, central heating radiator and obscure uPVC double glazed window to the side.

BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m) Having central heating radiator, range of fitted furniture and uPVC double glazed window to the rear.

BATHROOM

8' 3" x 6' 3" max (2.51m x 1.91m) Having low level w.c., wash hand basin, panelled bath, fully tiled walls, shaver point/light, central heating radiator and obscure uPVC double glazed window to the side.

OUTSIDE

To the front of the property is a lawned fore garden with borders, mature shrubs, paved pathway to entrance, block paved driveway with standing for at least two vehicles and direct access to integral double Garage (17'5" x 18'1") with electrically operated up and over door, side personal door, obscure uPVC double glazed window to the side, power, lighting and loft access to eaves storage. Wrought iron gates to either side lead to the rear garden with a full width paved patio, steps down to good sized lawn, well stocked borders, external lighting, mature hedgerow to either side, fenced boundary to the rear with view over open fields.





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 mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

GROUND FLOOR
140.1 sq. m. (1508 sq. ft.) approx.



TOTAL FLOOR AREA : 140.1 sq. m. (1508 sq. ft.) approx.

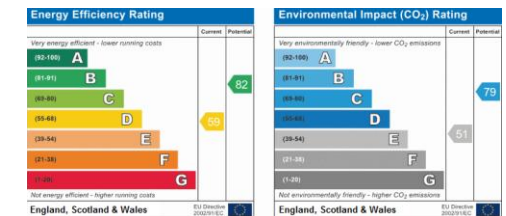
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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.