HOPKINS & DAINTY
ESTATE AGENTS









Clovelly Way, Nuneaton, CV11 6YB

£285,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, link detached family home. Set in a pleasant residential cul-de-sac, offering ready to move into accommodation. Comprising entrance hall, rear lounge, fitted kitchen with a range of integrated appliances and a good size dining room. On the first floor there are three bedrooms, all with fitted wardrobes and a stylish shower room with a three piece suite. The property has gas central heating, double glazing, driveway parking and a delightful low maintenance garden. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door with a double glazed side window. Stairs rising to the first floor, laminate flooring, a radiator and built in storage cupboard. Doors leading off.

Lounge 16'4" x 12'0" (4.98 x 3.67)



Spanning the full width of the property with a feature double glazed bay window to the rear. Two radiators, laminate flooring, coving to the ceiling, a double glazed door opening onto the garden and glazed double doors to the dining room.

Kitchen 10'2" x 8'0" (3.10 x 2.45)



Fitted with a range of base and wall units with worktops and an inset sink and drainer with a mixer tap. There is a built in electric oven, hob and hood; along with an integrated dishwasher, fridge and freezer. Space for a washing machine and tumble dryer, cupboard housing the wall mounted gas boiler, a radiator, double glazed front window and opening to:

Dining Room 16'6" x 7'9" (5.04 x 2.37)



With laminate flooring, a dado rail, radiator, double glazed front bay window and glazed double doors to the lounge.

First Floor Landing

Access to the loft space, laminate flooring and doors leading off.

Bedroom 1 12'4" x 9'8" (3.77 x 2.95)



Measurements include the wardrobes.
Rear main bedroom with fitted wardrobes and cupboards over. Laminate flooring, a radiator and double glazed rear window.

Bedroom 2 9'3" x 8'5" (2.82 x 2.58)



Measurements include the wardrobe.
Front bedroom with a fitted wardrobe, laminate flooring, a radiator, double glazed window and a built in storage cupboard.

Bedroom 3 9'6" x 6'6" (2.92 x 1.99)



Measurements include the wardrobes.
Third bedroom with a fitted wardrobe, radiator, laminate flooring and double glazed rear window.

Shower Room 6'10" x 5'4" (2.09 x 1.64)



Stylish three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tile effect wet wall, ceiling spotlights and a double glazed front window.

Front/Driveway



To the front of a property there is a generous block paved driveway providing off road parking for more than one car. Side access to the entrance door and rear garden.

Rear Garden



Low maintenance rear patio garden. With a fence and hedge boundary, steps leading up to a pebbled area with a useful garden shed.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

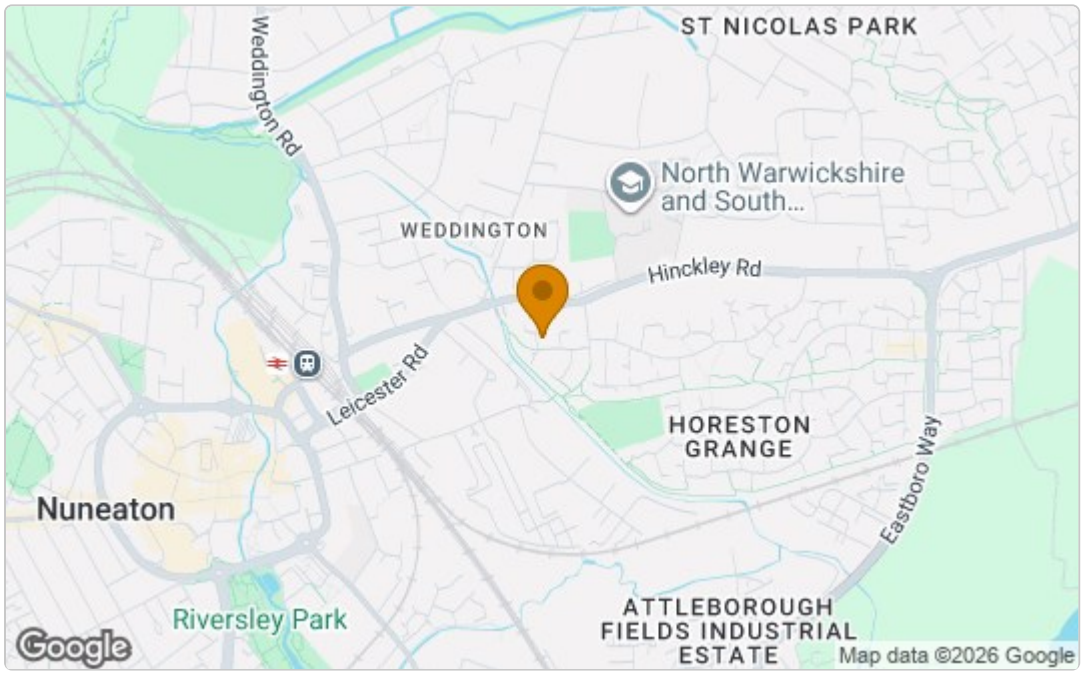
Floor Plan



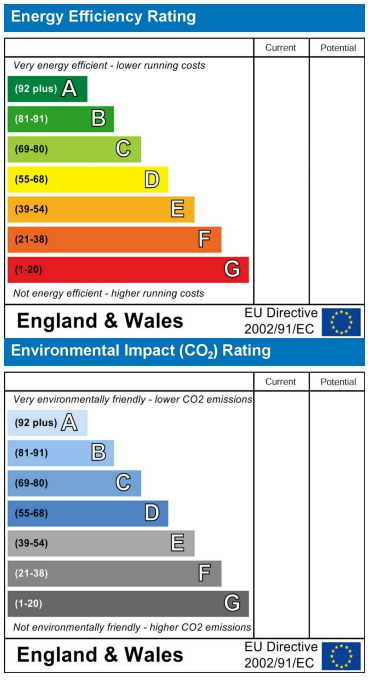
Total area: approx. 81.1 sq. metres (872.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

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