



**Wentworth Drive, Whitestone
Nuneaton CV11 6LZ
Asking Price £330,000**

Located in the desirable area of Wentworth Drive, Whitestone, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom features an en-suite shower room, providing a private sanctuary for relaxation.

The house boasts a welcoming hallway, a through reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, there is a convenient downstairs guest cloakroom, enhancing the practicality of the living space.

Parking is a breeze with a driveway, ensuring you can come and go with ease. The surrounding area is known for its friendly community and accessibility to local amenities, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a peaceful yet well-connected neighbourhood. Don't miss the chance to make this delightful house your new home.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double glazed window to front, radiator, ceramic tiled flooring, stairs to first floor landing, double doors to lounge and door to:

Cloakroom

Obscure double glazed window to front, fitted with two piece comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring, textured ceiling.

Lounge/Dining Room

25'8" x 11'8" max (7.84m x 3.57m max)

Electric fire with brick built surround, two double radiators, ceramic tiled flooring, telephone point, TV point, coving to textured ceiling, sliding patio doors to garden, door to:

Kitchen/Dining Room

16'5" x 8'4" (5.00m x 2.53m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, fitted electric fan assisted oven, five ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, textured ceiling, double glazed door to side.

Landing

Double glazed window to side, radiator, textured ceiling, access to loft space, doors to:

Bedroom

14'0" x 9'11" (4.26m x 3.02m)

Double glazed window to rear, fitted wardrobes with full-length mirrored sliding doors, hanging rails and shelving, radiator, wooden laminate flooring, picture rail, textured ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and shaver point and light, tiled splashback, obscure double glazed window to rear, radiator, picture rail and textured ceiling.

Bedroom

14'0" x 8'2" (4.26m x 2.49m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling, door to wardrobe with hanging rail and shelving.

Bedroom

15'1" x 8'3" (4.59m x 2.52m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Storage cupboard with hanging rail and shelving.

Storage

Airing cupboard housing, hot water cylinder with linen shelving.

Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under and mixer tap, low-level WC and shaver point and light, obscure double glazed window to rear, textured ceiling.

Garage

Up and over door, power and light.

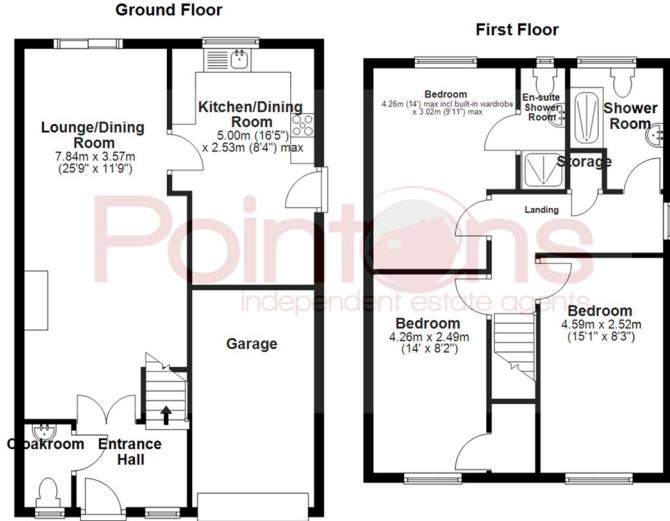
Outside

To the rear is an enclosed garden mainly laid to lawn with patio area. Side gated

pedestrian access leading to the front where there is a further lawn area and driveway providing parking, access to garage and entrance

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band D



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanItUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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