



# HOPKINS & DAINTY

ESTATE AGENTS



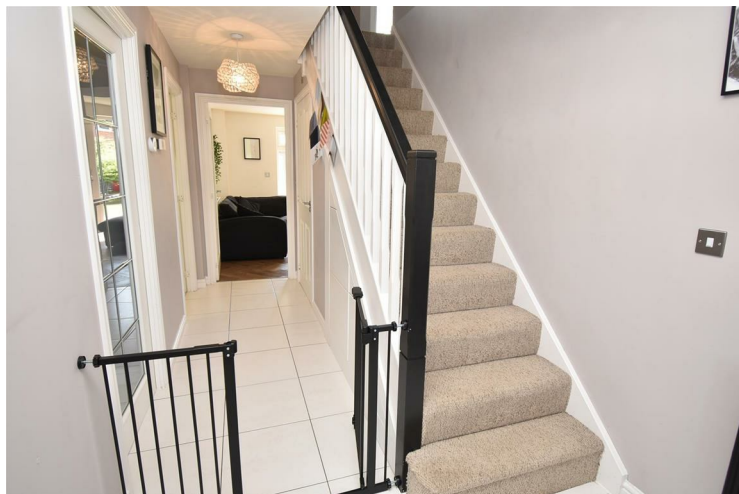
## Barleyfield Road, Nuneaton, CV10 0FP

**£320,000**

OPEN 7 DAYS - HOPKINS & DAINTY offer this well presented four bedroom detached home, with a pleasant front outlook over a green space/wildlife area. Built in 2019 by Taylor Wimpey, situated in close proximity to local amenities, Nuneaton's bustling town centre, and the A5 with its direct links to the Midlands, this property is more than worthy of an internal viewing. The accommodation comprises: Entrance hallway with a guest W.C. Rear lounge with French doors leading out onto the garden. Contemporary kitchen/diner with a range of integrated appliances and a useful home study/second reception room. On the first floor there are four good size bedrooms, an En-suite shower room serving the master bedroom and a main family bathroom.

Outside there is a lovely rear garden which is low maintenance in design; front driveway parking and an integral garage. 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 Hallway



Accessed via a double glazed entrance door. With tiled flooring, a radiator and stairs rising to the first floor with integrated storage cupboards under. Doors leading off.

## Lounge 15'2" x 11'2" (4.63 x 3.41)



With LVT flooring, a radiator and double glazed French doors with side panels opening onto the rear garden.

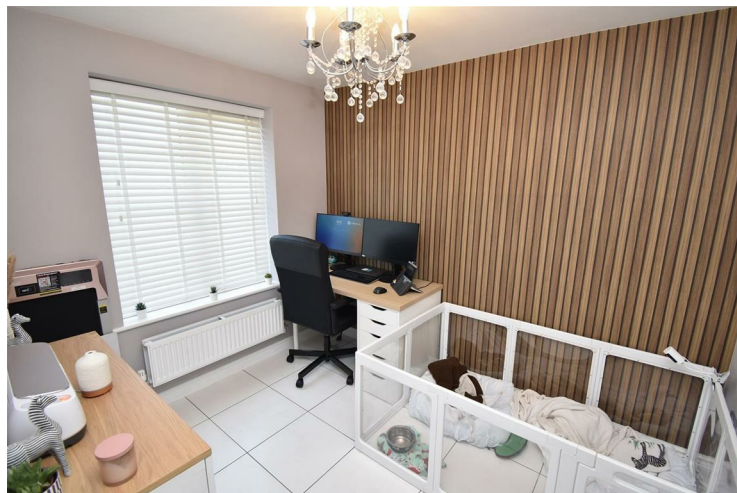
## Kitchen/Diner 17'8" x 7'7" (5.39 x 2.33)



Fitted range of base and wall units with worktops and an

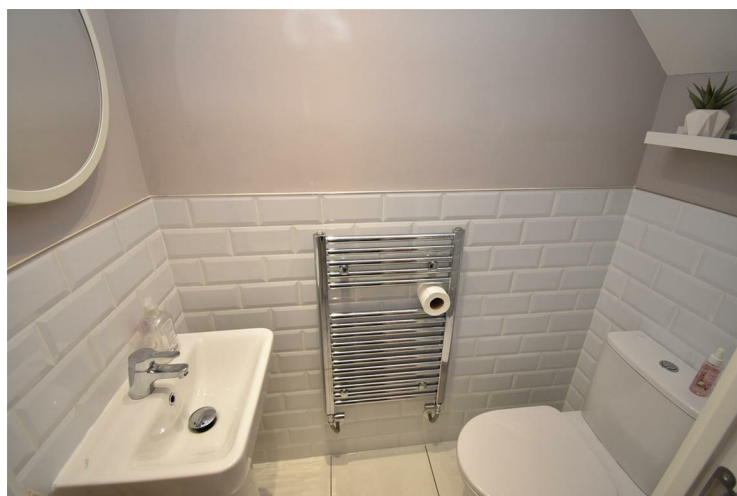
inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, hob and hood, along with an integrated dishwasher, fridge, freezer and washing machine/dryer. Tiled flooring, a radiator, ceiling spotlights and double glazed French doors opening onto the rear garden.

## Study 9'4" x 7'8" (2.85 x 2.35)



Useful home study/second reception room. With tiled flooring, a radiator and double glazed front window.

## Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a heated towel rail, tiled splashbacks and a part sloping ceiling.

## First Floor Landing

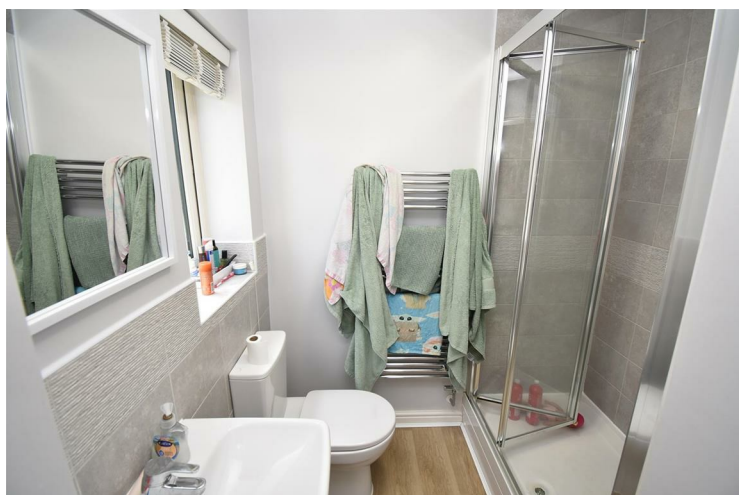
Access to the loft space, a built in storage cupboard and airing cupboard housing the hot water cylinder. Doors leading off.

**Master Bedroom 14'6" > 11'1" x 12'0" > 10'4" (4.42 > 3.39 x 3.66 > 3.16)**



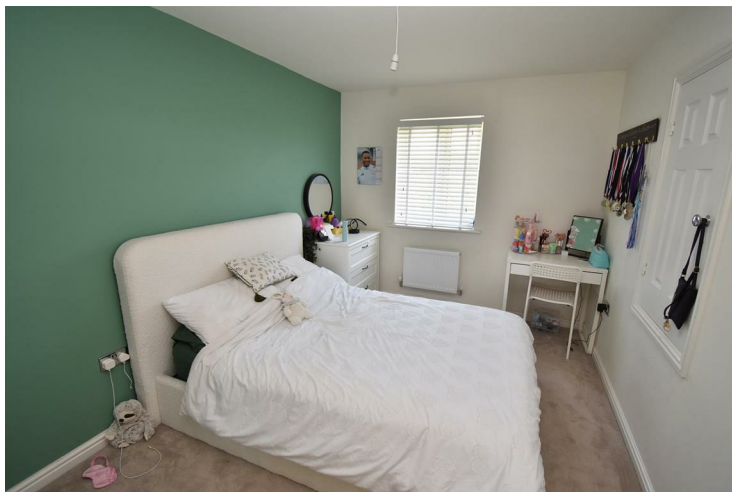
Spacious master bedroom with a pleasant front outlook over the green space opposite. Two double glazed windows, laminate flooring, a radiator and door to:

**En-Suite Shower Room 6'3" x 5'7" max. (1.91 x 1.71 max.)**



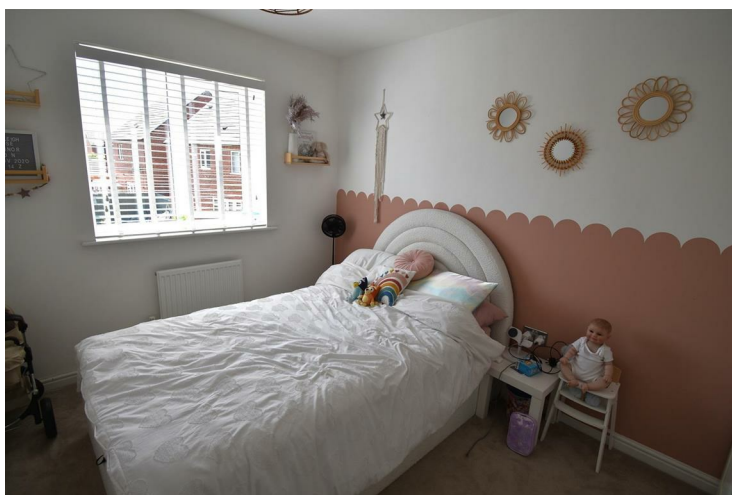
Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed side window.

**Bedroom 2 14'3" > 12'4" x 8'8" (4.36 > 3.76 x 2.65)**



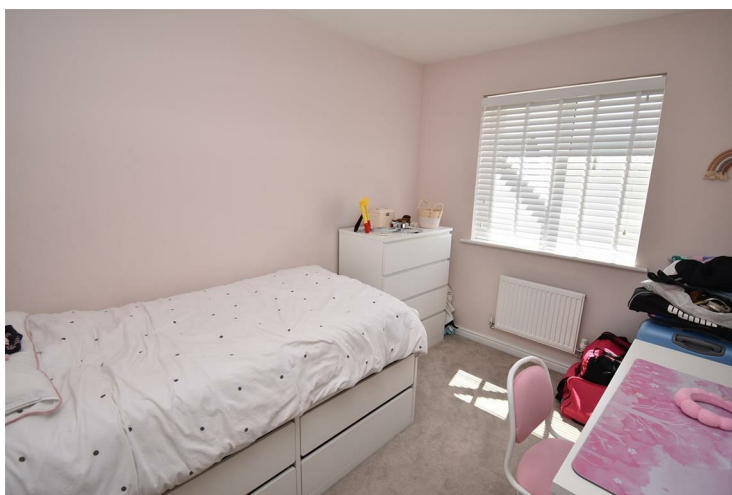
Second double bedroom with a radiator, double glazed front window and an over stairs storage cupboard.

**Bedroom 3 11'9" > 9'9" x 8'8" (3.59 > 2.99 x 2.65)**



Rear bedroom with a radiator and double glazed window.

**Bedroom 4 10'10" x 7'11" (3.31 x 2.43)**



Fourth bedroom with a radiator and double glazed rear window.

### Bathroom 7'1">5'5" x 6'1" (2.17>1.67 x 1.87)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, extractor vent and a double glazed rear window.

### Front/Driveway



To the front of the property there is driveway parking and access to the entrance door, which has a storm canopy. Gated side access to the rear garden and access to the garage.

### Garage 16'4" x 8'4" max. (5.00 x 2.55 max.)

With an up and over door, electric light and power connected and the wall mounted gas boiler.

### Rear Garden



Low maintenance rear garden with a decked seating area and gazebo. Outside tap and power point, artificial grass lawn, fencing to the boundary and a side storage area with a gate to the front/driveway.

Please note the contents the garden are not included in the sale with the exception of the gazebo shade.

### Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £170.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Important Information

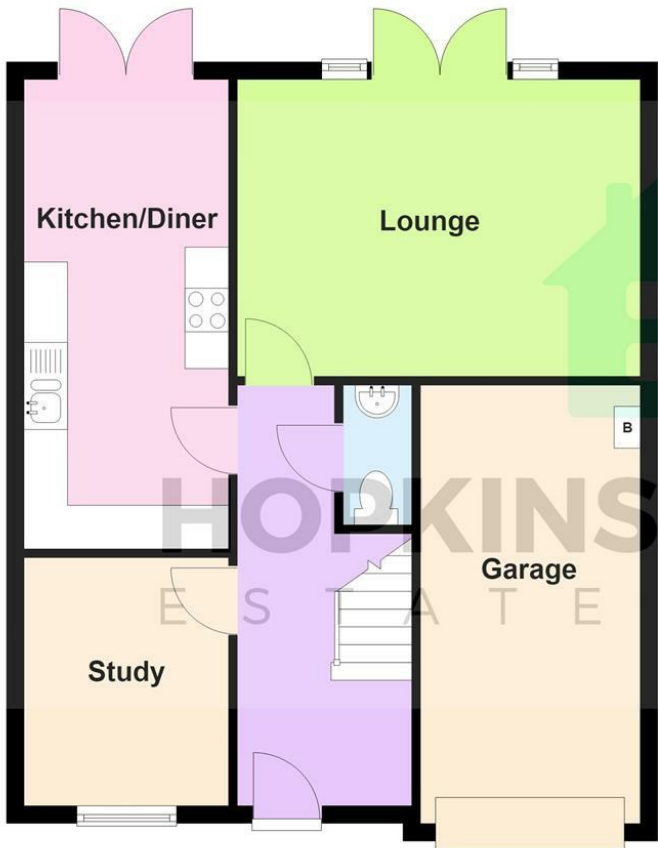
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



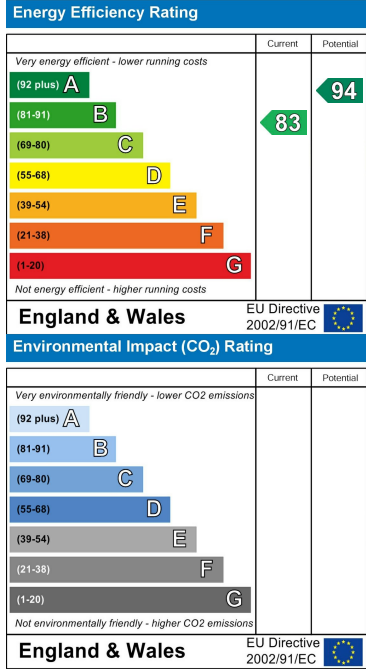
Total area: approx. 117.8 sq. metres (1268.2 sq. feet)

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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.