



## **Wentworth Drive, Whitestone CV11 6LZ £450,000**

Nestled in the desirable area of Wentworth Drive, Whitestone, this stunning detached house offers a perfect blend of modern living and spacious comfort. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by an entrance hall that leads to an elegant reception room, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the open plan living kitchen diner, which has been thoughtfully designed to create a warm and inviting atmosphere. This contemporary space is perfect for both casual dining and formal gatherings, making it a versatile area for all occasions.

A convenient ground floor shower room, ensures that morning routines run smoothly for the whole family. Additionally, the delightful conservatory provides a tranquil space to relax and enjoy the garden views, making it an ideal spot for morning coffee or afternoon reading.

Recently modernised and updated, this home combines stylish finishes with practical features, ensuring a comfortable and contemporary lifestyle.



#### Entrance

Via double glazed entrance door with matching side panels leading into:

#### Porch

Coving to ceiling, double doors to:

#### Entrance Hall

Radiator, stairs to first floor with spindle balustrade, doors to bedroom 5, downstairs shower room/guest cloakroom, kitchen area and double doors to:

#### Lounge

12'8" x 11'8" (3.85m x 3.56m)

Double glazed bow window to front, coal effect living flame effect gas fire set in feature Adam style surround and marble effect hearth and feature lighting, double radiator, wooden effect flooring, double door to:

#### Dining Area

13'10" x 11'8" (4.22m x 3.55m)

Double radiator, continuous wooden effect flooring, double glazed sliding patio door to conservatory and opening to:

#### Kitchen Area

10'0" x 14'5" (3.06m x 4.39m)

Recently refitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbinbh and space for slimline dishwasher, eye level electric double oven, five ring gas hob with extractor hood over, double glazed window to rear, wall mounted gas combination boiler serving heating system and domestic hot water, stable door to:

#### Conservatory

10'0" x 16'7" (3.06m x 5.05m)

Being of brick and timber built with double glazed windows and French double doors to garden.

#### Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, double glazed window to side.

#### Bedroom

16'3" x 8'1" (4.96m x 2.46m)

Double glazed window to front, wall mounted heater and door leading off to garage.

#### Landing

Double glazed window to side, radiator, coving to textured ceiling with sunken ceiling spotlights, doors to two storages cupboards, and further doors to:

#### Master Bedroom

12'6" x 14'0" (3.82m x 4.26m)

Double glazed window to front, radiator, coving to textured ceiling with sunken ceiling spotlights, door leading into:

#### En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with mixer tap, close coupled WC and heated towel rail tiled splashbacks, obscure double glazed window to side, coving to textured ceiling with sunken spotlights.

#### Bedroom

10'1" x 9'2" (3.07m x 2.79m)

Double glazed window to rear, radiator, coving to textured ceiling with sunken ceiling spotlights.

#### Bedroom

9'10" x 11'9" (2.99m x 3.59m)

Double glazed window to front, radiator, coving to textured ceiling.

#### Bedroom

8'5" x 11'2" (2.57m x 3.41m)

Double glazed window to rear, radiator, textured ceiling.

#### Bathroom

Recently refitted with three piece suite comprising deep panelled bath with shower over, mixer tap and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, ceramic tiling to all walls, heated towel rail, obscure double glazed window to rear and ceiling spotlights.

#### Garage

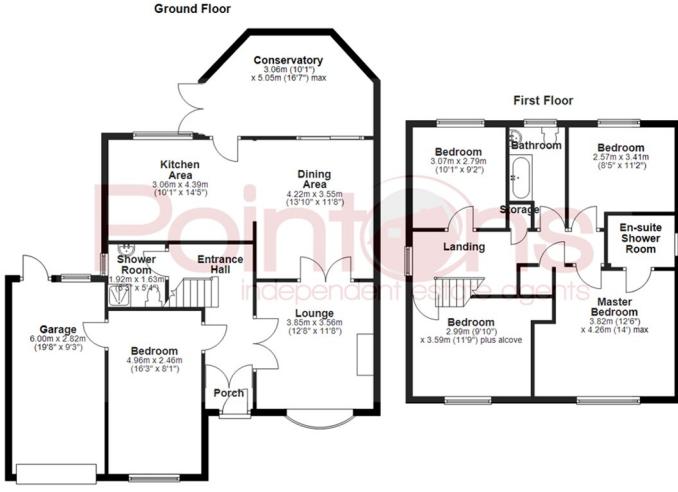
Obscure double glazed window to rear, up and over door, plumbing for washing machine, door leading out to garden

#### Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders, patio area side patio. To the front is a double width driveway providing parking, access to garage and entrance with further lawn areas and shrubberies to front and side.

#### 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 E



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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