



Hathaway Drive, Whitestone Nuneaton CV11 6NU £330,000

Nestled in the desirable area of Hathaway Drive, Whitestone, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The reception room is inviting and serves as a perfect gathering space for family and friends.

The house is set on a generous corner plot, offering a sense of openness and potential for outdoor activities. With parking available for up to four vehicles, convenience is assured for both residents and guests alike.

The bathroom is functional and well-maintained, catering to the needs of a busy household as well as the guest cloakroom. This property is ideal for those looking to settle in a peaceful neighbourhood while still being close to local amenities and transport links.

In summary, this detached house on Hathaway Drive is a wonderful family home that combines space, comfort, and practicality in a sought-after location. It is a must-see for anyone looking to make Whitestone their home. Offered with NO CHAIN



Entrance

Via triple glazed door leading into:

Entrance Hall

Radiator, coving to textured ceiling, dog-leg staircase to first floor landing, door to Storage cupboard and further doors to:

Cloakroom

Obscure double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashback, coving to ceiling.

Kitchen/Breakfast Room

15'8" x 8'5" (4.77m x 2.56m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, triple glazed window to front, triple glazed window to side, double radiator, door to side,

Lounge/Dining Room

11'11" x 21'5" (3.62m x 6.54m)

Two triple glazed windows to rear, feature fireplace, two radiators, coving to textured ceiling.

Landing

Obscure triple glazed window to side, access to loft space, door to boiler cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water

Bedroom

11'11" x 10'7" (3.62m x 3.22m)

Triple glazed window to rear, range of wardrobes fitted wardrobes, dressing table, radiator.

Bedroom

12'0" x 10'9" (3.67m x 3.27m)

Triple glazed windows to rear and side, range of fitted wardrobes, dressing table with worktop over and drawers, radiator, coving to textured ceiling.

Bedroom

9'7" x 10'3" (2.93m x 3.13m)

Two triple glazed windows to front, fitted wardrobes with hanging rails, bridging storage units, radiator:

Bedroom

9'0" x 12'2" (2.75m x 3.71m)

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

Bathroom

Recently refitted with four piece suite comprising panelled bath with matching telephone style mixer tap, vanity wash hand basin with cupboards, drawers and mixer tap, tiled shower enclosure and low-level WC, tiled splashbacks, heated towel rail, extractor fan, wooden laminate flooring.

Garage

With power and light connected, Up and over door.

Outside

Being on a corner plot, this property has an enclosed rear garden mainly laid to lawn and paved patio, wooden summerhouse with power and lighting, additional shed and side patio. Pedestrian access to both sides. To the front is driveway providing parking, access to garage and entrance, further lawn area with borders,

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 band D payable to Nuneaton & Bedworth Borough Council



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		
(55-68) D	68	
(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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