



**Wentworth Drive, Nuneaton
CV11 6LZ**

Asking Price £375,000

Freehold - Nuneaton & Bedworth Borough Council Band: D - EPC: C

* GUIDE PRICE: £365,000 - £375,000 *

Nestled on Wentworth Drive in the charming area of Whitestone, this delightful detached house, built in 1987, presents an excellent opportunity for families seeking a comfortable and spacious home. With four well-proportioned, double bedrooms, this property is perfect for those who value both space and privacy.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a generous reception room, ideal for entertaining guests or enjoying family time. A convenient guest cloakroom adds to the practicality of the layout, ensuring that your visitors feel at ease.

One of the standout features of this property is the lovely conservatory, which provides a bright and airy space to relax while overlooking the south-facing garden. This outdoor area is perfect for enjoying sunny days, whether you are hosting a barbecue or simply unwinding with a good book.

In summary, this four-bedroom detached house on Wentworth Drive is a wonderful family home that combines comfort, practicality, and a lovely outdoor space. With its desirable location in Whitestone, it is sure to attract interest from those looking to settle in a welcoming community.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling, stairs to first floor landing, double doors to lounge / dining room and door to:

Cloakroom

Obscure double glazed window to front, recently refitted with two piece suite comprising, vanity wash unit with cupboard under, mixer tap and half height ceramic tiling to all walls and low-level WC, radiator, ceramic tiled flooring and textured ceiling.

Lounge/Dining Room

25'9" x 11'9" (7.84m x 3.57m)

Living flame effect electric fire set in Adam style surround and marble effect hearth, double radiator, wooden laminate flooring, telephone point, TV point, dado rail, central heating thermostat, coving to textured ceiling, double doors to conservatory and further door to:

Fitted Kitchen

16'4" x 9'10" (4.97m x 2.99m)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, wine rack, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, concealed under-unit lighting, integrated fridge, freezer and dishwasher, fan assisted double oven, five ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, sunken ceiling spotlights, double glazed door to side.

Conservatory

8'8" x 21'0" (2.63m x 6.40m)

Brick and double glazed construction with double glazed glass roof, power and light connected, wooden laminate flooring, double glazed tri-fold doors to garden.

Landing

Textured ceiling, access to loft space, doors to:

Bedroom

15'1" x 8'2" (4.59m x 2.50m)

Double glazed window to front, fitted wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, wooden laminate flooring, textured ceiling.

Bedroom

12'8" x 8'3" (3.87m x 2.51m)

Double glazed window to rear, obscure double glazed window to side, radiator, wooden laminate flooring.

Bedroom

9'2" x 11'8" (2.79m x 3.56m)

Double glazed window to rear, fitted wardrobes with sliding doors, hanging rails and shelving, radiator.

Bedroom

11'10" x 8'4" (3.60m x 2.53m)

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

Shower Room

Recently refitted with three piece suite comprising double shower enclosure, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan, shaver point, obscure double glazed window to side, ceramic tiled flooring and sunken ceiling spotlights.

Garage

With power and light connected, wall mounted combination serving heating system

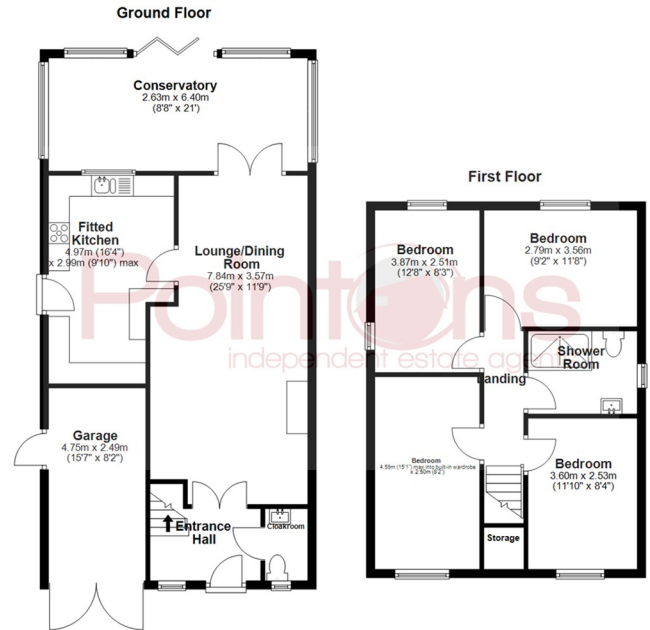
and domestic hot water plumbing for washing machine stainless steel sink unit worktop space space for tumble dryer, wooden laminate flooring, double doors to front, personal double glazed door to the side.

Outside

To the rear is an enclosed garden with paved patio, shrub borders, summer house and side pedestrian access leading to the front where there is a tarmac driveway providing parking and 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	77
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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