Pointons
independent estate agents



Ombersley Drive, Nuneaton
CV11 6WQ
Offers Over £350,000
Freehold - Nuneaton & Bedworth Band: E - EPC: B

* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this modern four bedroom detached home on Ombersley Drive, Royal Park, Nuneaton, close to local shops, schools, further amenities and offering excellent transport links via the A5, this property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, downstairs WC, living room and kitchen/dining room. To the first floor there are four bedrooms with the master having an en suite and a family bathroom. To front is a driveway for multiple vehicles and garage, to rear an enclosed garden. This property is offered with no upward chain with offers welcome and viewings strictly via the agent.







Entrance Hall
Entrance via front door, doors off to various rooms, under stairs storage and stairs off to the first floor.

WC
Fitted with WC, hand wash basin with taps over, radiator and obscure double glazed window to front.

Living Room
16'1" x 9'10" (4.90m x 3.00m)
With double glazed bay window to front and radiator.

Kitchen/Dining Room
9'6" x 25'11" (2.90m x 7.90m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with taps over, built in four ring gas hob with hood over and eye level fan assisted oven, integrated fridge/freezer, under stairs storage cupboard containing plumbing for washing machine, radiator, two double glazed windows and french doors to rear.

Landing
With doors off to various rooms and storage cupboard.

Bedroom
13'9" x 12'10" (4.20m x 3.90m)
With double glazed window to front and radiator.

En-suite
Fitted with a shower cubicle with screen, WC, hand wash basin with taps over, radiator and obscure double glazed window to front.

Bedroom
13'5" x 8'6" (4.10m x 2.60m)
With double glazed window to front and radiator.

Bedroom
9'6" x 9'6" (2.90m x 2.90m)
With double glazed window to rear and radiator.

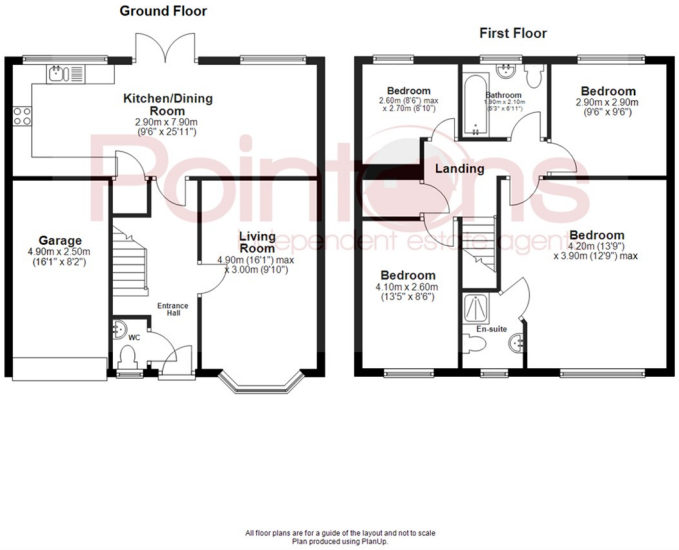
Bedroom
8'6" x 8'10" (2.60m x 2.70m)
With double glazed window to rear and radiator.

Bathroom
Fitted with a panelled bath, WC, hand wash basin with taps over, radiator and obscure double glazed window to rear.

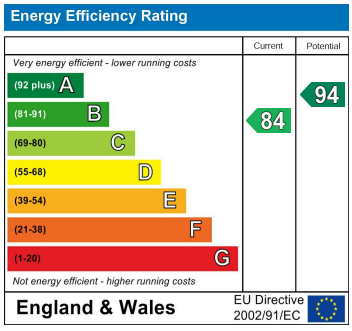
Outside
To front there is a tarmacked driveway for multiple vehicles with lawn and shrubbed sections, to rear via the side gate there is an enclosed garden made up of lawn and patio.

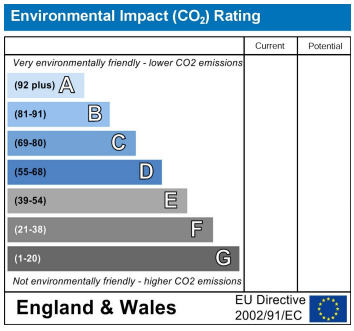
Garage
Via up and over door, with power and lighting and combination boiler and consumer unit.

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.



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











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The Property Ombudsman