Pointons
independent estate agents



Woolpack Drive, Nuneaton
CV11 6AZ
Offers Over £360,000
Freehold - Nuneaton & Bedworth Band: E - EPC: C

We are acting in the sale of the above property and have received an offer of £352,500. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 2/10/26

Nestled in the desirable area of Woolpack Drive, Nuneaton, this splendid four-bedroom detached house. The property is situated within a well-presented estate, ensuring a quality environment for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The living room provides a warm and inviting space, while the study offers a quiet area for work or study. The heart of the home is undoubtedly the kitchen/diner, which is equipped with integrated appliances, making it a delightful space for family meals and gatherings. A convenient utility room and a ground floor WC add to the practicality of this well-designed home.

Upstairs, you will find four generously sized bedrooms. The master bedroom boasts an en suite bathroom, providing a private retreat, while the family bathroom serves the other bedrooms with ease.

Outside, the property features well-maintained gardens to both the front and rear. The driveway and garage provide parking for up to three vehicles.







Entrance Hall
16'5" x 7'7" (5.00m x 2.30m)
Entrance via front door with doors off to various rooms, stairs to the first floor and radiator.

Study
9'6" x 7'10" (2.90m x 2.40m)
With double glazed window to front and radiator.

WC
4'11" x 5'3" (1.50m x 1.60m)
Fitted with a low level WC, hand wash basin with mixer tap, under stairs storage cupboard, radiator and obscure double glazed window to side.

Living Room
17'9" x 12'2" (5.40m x 3.70m)
With double glazed bay window to front and radiator.

Kitchen/Dining Room
13'9" x 20'0" (4.20m x 6.10m)
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 and swan neck taps over, fitted five ring gas hob with extractor hood over, integrated fridge freezer and dishwasher, eye level double fan assisted oven, two radiator, double glazed windows and french doors to rear.

Utility
7'10" x 5'3" (2.40m x 1.60m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, combination boiler, plumbing for washing machine and door to rear.

Landing
6'7" x 13'1" (2.00m x 4.00m)
Doors off to various rooms, storage cupboard and double glazed window to side.

Bedroom
13'1" x 13'1" (4.00m x 4.00m)
With double glazed window to front, two fitted wardrobes and radiator.

En-suite
6'11" x 4'8" (2.10m x 1.41m)
Fitted with a shower cubicle, low level WC, hand wash basin with mixer taps, heated towel rail and obscure double glazed window to side.

Bedroom
14'5" x 12'2" (4.40m x 3.70m)
With double glazed window to front, fitted wardrobe and radiator.

Bedroom
10'2" x 9'2" (3.10m x 2.80m)
With double glazed window to front, fitted wardrobe and radiator.

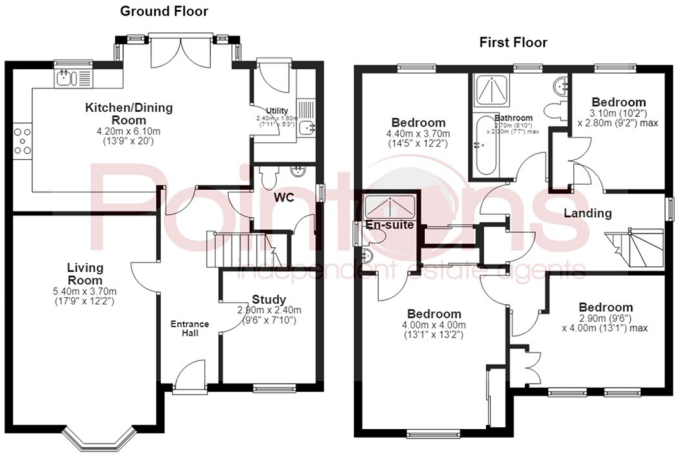
Bedroom
9'6" x 13'1" (2.90m x 4.00m)
With two double glazed windows to front, fitted wardrobe and radiator.

Bathroom
8'10" x 7'7" (2.70m x 2.30m)
Fitted with a panelled bath, separate shower cubicle, low level WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to rear.

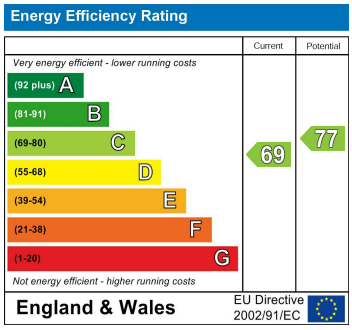
Outside
To front is a low maintenance fore garden, off road parking to side for multiple vehicles, side gated access to rear made up of lawn, patio and shrub sections.

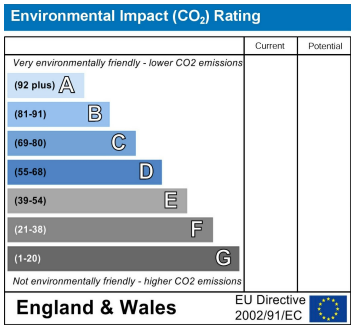
Garage
With up and over door.

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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