



## 18 Sterling Way | Maple Park | CV11 4YA

\*\*\*FANTASTIC LOCATION ON MAPLE PARK\*\*\*FOUR BEDROOM

DETACHED\*\*\*MOTIVATED VENDORS\*\*\* In brief the property comprises; entrance hall, guests WC, spacious living room, separate dining room, kitchen diner, and utility room. To the first floor are four bedrooms and bathroom, including master with en-suite. Off road parking, garage, and private garden. Freehold. Council Tax Band E. EPC Rating C.

## Asking Price Of £325,000

- Maple Park Location
- Detached
- Four Bedrooms & Bathroom
- Master With En-Suite
- Spacious Living Room



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via obscure UPVC double glazed door, panel radiator, Amtico flooring, stairs ascending to first floor landing, under stairs storage, doors to;

### GUESTS WC

With obscure UPVC double glazed window to front aspect, low level WC, wash basin.

### LIVING ROOM

21' 3" x 11' 3" (6.48m x 3.43m) With UPVC double glazed window to front bay aspect, panel radiator, feature fireplace with inset gas fire, arch opening into;

### DINING ROOM

11' 8" x 9' 4" (3.56m x 2.84m) With UPVC double glazed door and windows to rear, panel radiator, door to;

### KITCHEN DINER

11' 7" x 16' 8" (3.53m x 5.08m) With UPVC double glaze windows to rear aspect, and UPVC double glazed door leading to the garden. Kitchen comes with modern range of wall and base units with contrasting work tops, inset one and half bowl ceramic sink and drainage unit, integrated gas hob, with built in electric oven and grill. Integrated dishwasher, panel radiator, and door to;

### UTILITY ROOM

5' 0" x 7' 7" (1.52m x 2.31m) With obscure UPVC double glazed door leading to side access, work tops with inset stainless steel sink and drainage unit, plumbing for washing machine and dryer, panel radiator, and wall mounted gas central heating boiler.

### LANDING

With obscure UPVC double glazed window to side aspect, access to the loft hatch, airing cupboard, doors to;

### MASTER BEDROOM

12' 2" x 10' 4" (3.71m x 3.15m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes, door to;

### EN-SUITE

6' 2" x 5' 7" (1.88m x 1.7m) With obscure UPVC double glazed window to side aspect, corner shower unit, low level WC, wash basin set in vanity unit, panel radiator, tiled floor to ceiling.

### BEDROOM TWO

10' 9" x 9' 5" (3.28m x 2.87m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes, and over bed cupboards.

### BEDROOM THREE

7' 9" x 8' 2" (2.36m x 2.49m) With UPVC double glazed window to rear aspect, panel radiator.

### BEDROOM FOUR

9' 1" x 6' 6" (2.77m x 1.98m) With UPVC double glazed window to front aspect, panel radiator.

### BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) White bathroom suite comprising; panelled bath with shower over, low level WC, and wash basin set in vanity unit, panel radiator, extractor fan, shaving point, tiled floor to ceiling.

## OUTSIDE

To the front is a shared drive leading off Sterling Way, leading to off road parking and direct access to a single garage. Laid to lawn frontage with paved side pathway to wooden gate leading to the rear.

The rear garden has a paved patio and decked area, laid to lawn with rear borders and surrounding fence panels.

## GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding E. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

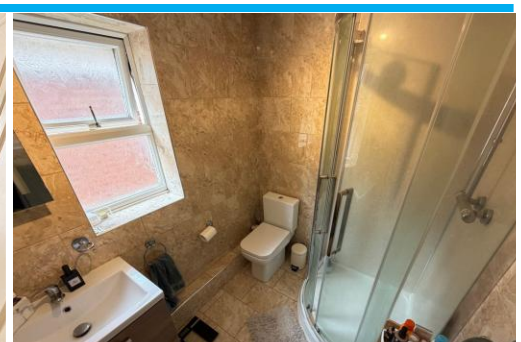
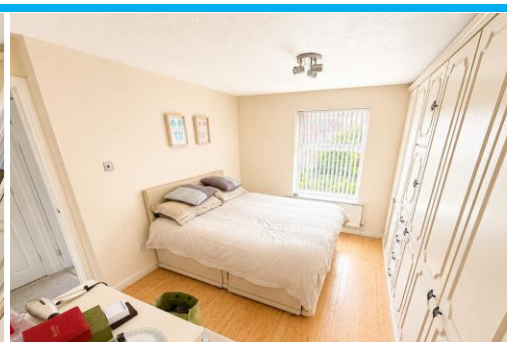
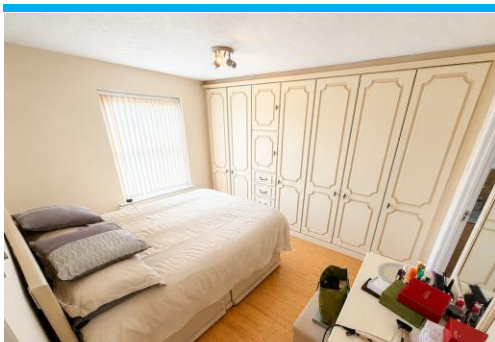
**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

**SERVICES:** Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.

**VIEWING:** by prior appointment through the Sole Agents.





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

## Tenure

Freehold

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## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements