



**8 Rectory Drive | Exhall | CV7 9NZ**

**Asking Price Of £339,950**

\*\*\*SPACIOUS FAMILY HOME\*\*\*DOUBLE STOREY SIDE EXTENSION & REAR EXTENSION\*\*\*FOUR BEDROOMS & THREE BATHROOMS\*\*\* In brief the property comprises; entrance porch, entrance hall, office, living room, extended dining room, extended kitchen breakfast room, utility, and ground floor shower room. To the first floor are four bedrooms, including master with en-suite, and additional shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, private rear garden, and brick built storage. Freehold. Council Tax Band C. EPC Rating D.

- Semi Detached
- Double Storey & Rear Extension
- Four Bedrooms
- Three Bathrooms
- Two Spacious Reception Rooms



## Property Description

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### ENTRANCE PORCH

Enclosed entrance porch having UPVC double glazed entrance door and windows.

### ENTRANCE HALL

UPVC double glazed entrance door, double central heating radiator, built in under stairs storage cupboard, stairs rising to first floor.

### LIVING ROOM

17' 3" x 10' 9" (5.26m x 3.28m) UPVC double glazed window to front aspect, panel radiator, double doors leading to;

### EXTENDED DINING ROOM

19' 7" x 10' 9" (5.97m x 3.28m) UPVC double glazed French doors leading to rear garden, panel radiators, double doors to;

### KITCHEN BREAKFAST ROOM

15' 7" x 10' 2" (4.75m x 3.1m) Fitted with range of matching base units and wall cupboards incorporating drawers, granite worksurfaces, feature 'Belfast style' sink, walls tiled to splash back areas, extractor hood. tiled flooring, UPVC double glazed patio doors. Opening into;

### UTILITY ROOM

10' 8" x 5' 5" (3.25m x 1.65m) Having range of matching base units and wall cupboards, worksurfaces over, plumbing for washing machine.

Door to;

### GROUND FLOOR SHOWER ROOM

5' 0" x 6' 0" (1.52m x 1.83m) With UPVC double glazed window to rear aspect, low level WC, and wash basin, corner shower unit, panel radiator.

### STAIRS AND LANDING

UPVC double glazed window to side aspect, access to partially boarded roof space via drop down ladders.

### BEDROOM ONE

12' 8" x 11' 1" (3.86m x 3.38m) UPVC double glazed window to rear aspect, double central heating radiator, double fitted wardrobes. Door to;

### ENSUITE BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) Panelled bath, corner shower unit, pedestal wash hand basin, low level w.c, walls tiled to splash back areas, central heating radiator, tiled flooring, UPVC double glazed window to rear aspect.

### BEDROOM TWO

13' 0" x 9' 5" (3.96m x 2.87m) UPVC double glazed window to front aspect, laminate flooring, single central heating radiator, dual fitted double wardrobes, built in storage cupboard with shelving.

### BEDROOM THREE

12' 4" x 6' 5" (3.76m x 1.96m) UPVC double glazed window to front aspect, single central heating radiator, built in wardrobe.

### BEDROOM FOUR

9' 4" x 8' 10" (2.84m x 2.69m) UPVC double glazed window to front aspect, single central heating radiator, X3 single built in wardrobes.

### FAMILY BATHROOM

8' 3" x 6' 5" (2.51m x 1.96m) Shower Cubicle, wash hand basin, low level w.c, walls tiled to splash back areas, central heating radiator, tiled flooring, UPVC double glazed obscure window to rear aspect.

#### FRONT GARDEN

Paved driveway providing off road parking, decorative gravel with mature shrubs.

#### REAR GARDEN

Paved patio areas, well maintained lawn, well established flower borders and decorative shrubs, fenced boundaries.

#### LARGE WORKTOP/SHED

14' 8" x 8' 6" (4.47m x 2.59m) Large brick built workshop/shed having

roof storage, power and light.

#### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C EPC

Rating D.

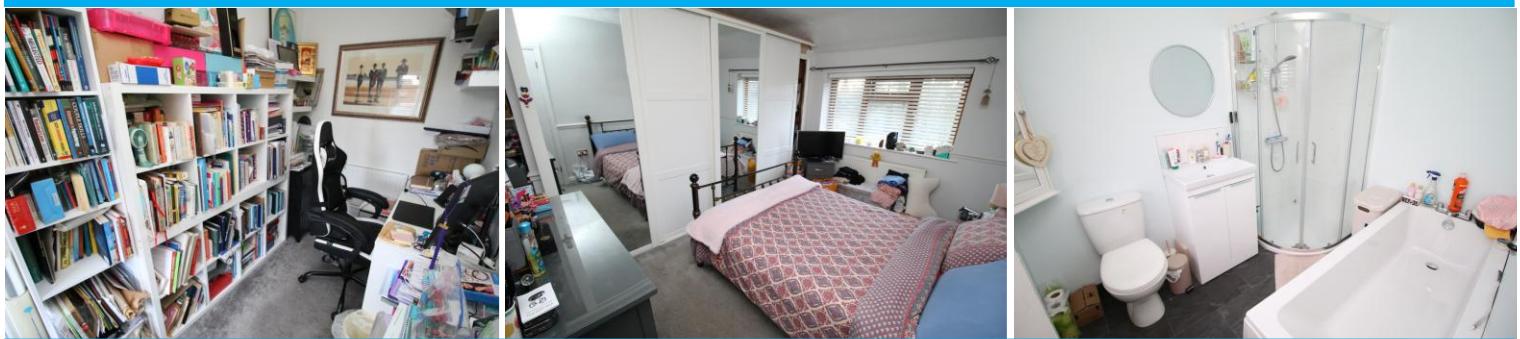
Low Flood Risk Area.

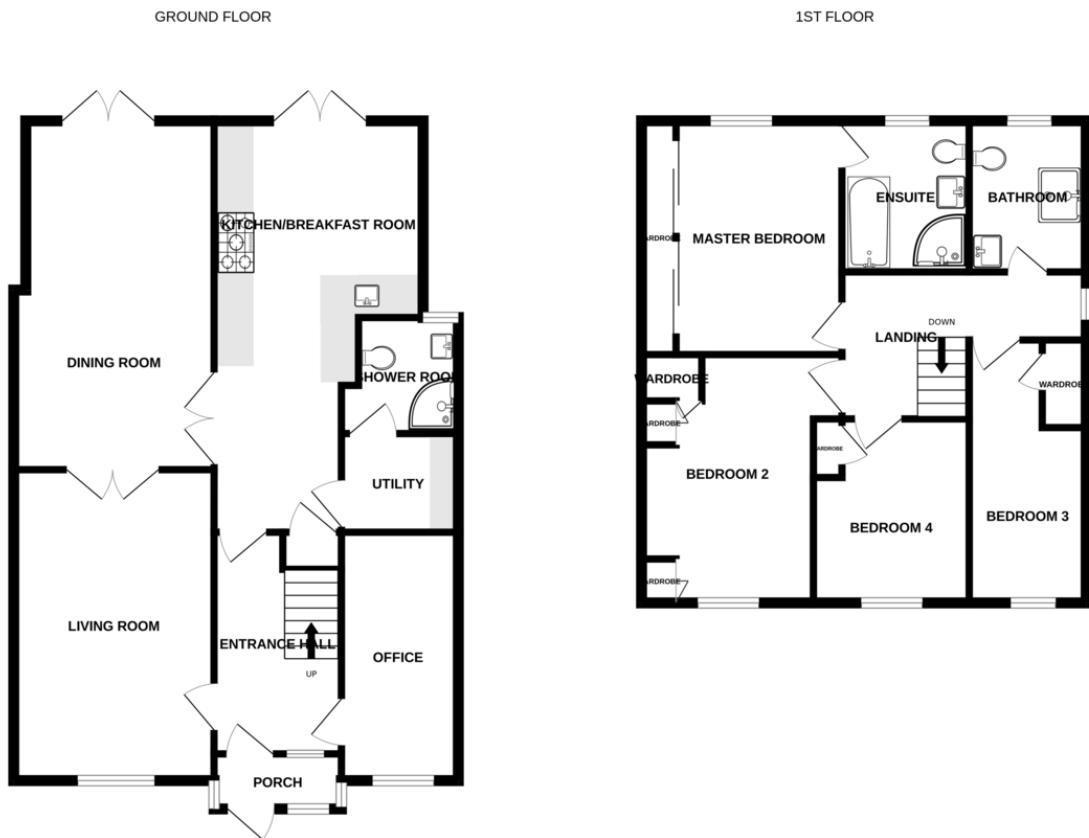
The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

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## Council Tax Band

C

## 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