



**Wakeford Close, Nuneaton  
CV10 0RE  
Asking Price £230,000**

Nestled in the tranquil setting of Wakeford Close, Ridge Lane, Nuneaton, this charming semi-detached house offers a delightful blend of modern living and picturesque views. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

One of the standout features of this home is the large conservatory, which bathes the interior in natural light and offers stunning views overlooking the surrounding farmland. This space is perfect for enjoying your morning coffee or hosting gatherings with friends and family, all while enjoying the serene countryside backdrop.

The property has been recently refurbished, ensuring that it meets contemporary standards while retaining its character. The shower room is well-appointed, and the overall finish of the home reflects a commitment to quality and comfort.

For those with vehicles, the property boasts parking for up to two cars and an integrated garage, providing convenience and ease for busy households.



### Entrance

Via canopy porch with entrance door leading into:

### Kitchen

13'0" x 9'8" (3.95m x 2.94m)

Being re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, electric fan assisted oven, four ring hob, extractor hood, double glazed window to front, wooden laminate flooring, sunken ceiling spotlights, door to garage, opening into:

### Inner Hallway

Stairs to first floor landing, wood laminate flooring and door to:

### Lounge

11'10" x 17'7" (3.60m x 5.35m)

Double radiator, T.V & telephone point, fature fireplace, double glazed sliding patio door to:

### Conservatory

Brick and double glazed construction with uPVC double glazed windows, polycarbonate roof, power and lights connected, radiator, double glazed door to garden.

### Landing

Double glazed window to side, radiator, access to loft space and doors to:

### Bedroom

11'10" x 10'2" (3.61m x 3.09m)

Double glazed window to rear, fitted HAMMONDS wardrobes with hanging rails, shelving and drawers and radiator.

### Bedroom

9'9" x 6'10" (2.96m x 2.08m)

Double glazed window to front. and radiator

### Bedroom

14'11" x 7'1" (4.55m x 2.16m)

Double glazed window to rear and radiator.

### Shower Room

Two piece suite comprising walk-in shower cubicle and pedestal wash hand basin tiled splashbacks, obscure double glazed window to front, double radiator, ceramic tiled flooring, door to storage cupboard.

### WC

Obscure double glazed window to side, low-level WC.

### Garage

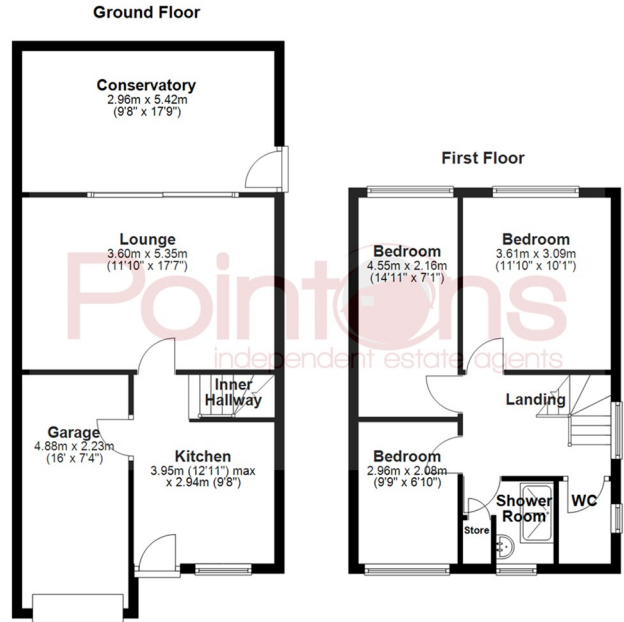
With personal door, plumbing for washing machine space for fridge/freezer and tumble dryer, up and over door.

### Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio with open aspect, gated pedestrian access leading to driveway providing parking for two cars 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 North Warwickshire Borough Council and is band B.



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

| 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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