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Wentworth Drive, Nuneaton
CV11 6LZ
Offers In The Region Of £365,000
Freehold - Nuneaton & Bedworth Borough Council Band: D - EPC: C

* UNEXPECTEDLY AVAILABLE *

Nestled on Wentworth Drive in the charming area of Whitestone, this delightful detached house, built in 1987, presents an excellent opportunity for families seeking a comfortable and spacious home. With four well-proportioned, double bedrooms, this property is perfect for those who value both space and privacy.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a generous reception room, ideal for entertaining guests or enjoying family time. A convenient guest cloakroom adds to the practicality of the layout, ensuring that your visitors feel at ease.

One of the standout features of this property is the lovely conservatory, which provides a bright and airy space to relax while overlooking the south-facing garden. This outdoor area is perfect for enjoying sunny days, whether you are hosting a barbecue or simply unwinding with a good book.

In summary, this four-bedroom detached house on Wentworth Drive is a wonderful family home that combines comfort, practicality, and a lovely outdoor space. With its desirable location in Whitestone, it is sure to attract interest from those looking to settle in a welcoming community.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
Double glazed window to front, radiator, wooden laminate flooring, textured ceiling, stairs to first floor landing, double doors to lounge / dining room and door to:

Cloakroom
Obscure double glazed window to front, recently refitted with two piece suite comprising, vanity wash unit with cupboard under, mixer tap and half height ceramic tiling to all walls and low-level WC, radiator, ceramic tiled flooring and textured ceiling.

Lounge/Dining Room
25'9" x 11'9" (7.84m x 3.57m)
Living flame effect electric fire set in Adam style surround and marble effect hearth, double radiator, wooden laminate flooring, telephone point, TV point, dado rail, central heating thermostat, coving to textured ceiling, double doors to conservatory and further door to:

Fitted Kitchen
16'4" x 9'10" (4.97m x 2.99m)
Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, wine rack, 1+1/4 bowl polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, concealed under-unit lighting, integrated fridge, freezer and dishwasher, fan assisted double oven, five ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, sunken ceiling spotlights, double glazed door to side.

Conservatory
8'8" x 21'0" (2.63m x 6.40m)
Brick and double glazed construction with double glazed glass roof, power and light connected, wooden laminate flooring, double glazed tri-fold doors to garden.

Landing
Textured ceiling, access to loft space, doors to:

Bedroom
15'1" x 8'2" (4.59m x 2.50m)
Double glazed window to front, fitted wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, wooden laminate flooring, textured ceiling.

Bedroom
12'8" x 8'3" (3.87m x 2.51m)
Double glazed window to rear, obscure double glazed window to side, radiator, wooden laminate flooring.

Bedroom
9'2" x 11'8" (2.79m x 3.56m)
Double glazed window to rear, fitted wardrobes with sliding doors, hanging rails and shelving, radiator.

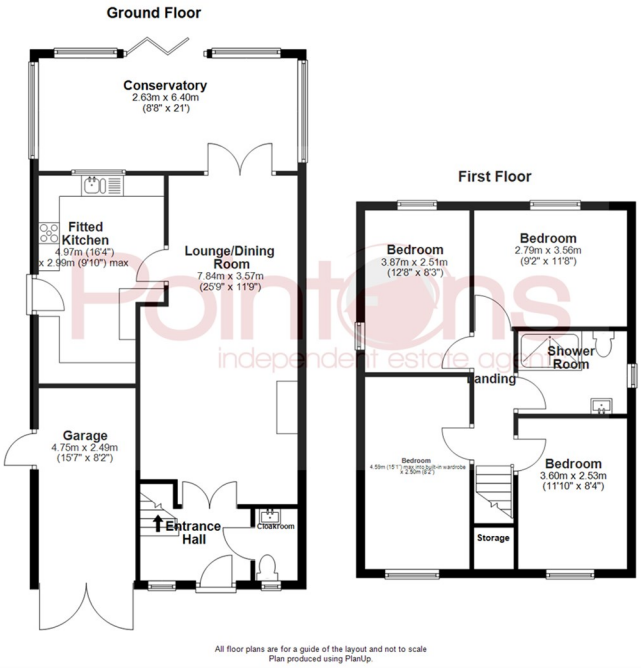
Bedroom
11'10" x 8'4" (3.60m x 2.53m)
Double glazed window to front, , radiator, wooden laminate flooring, textured ceiling door storage cupboard.

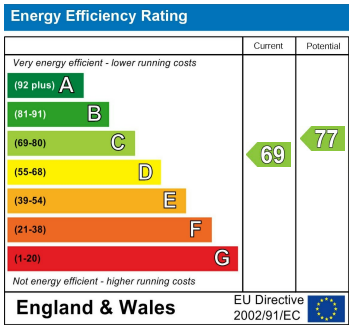
Shower Room
Recently refitted with three piece suite comprising double shower enclosure, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan, shaver point, obscure double glazed window to side, ceramic tiled flooring and sunken ceiling spotlights.

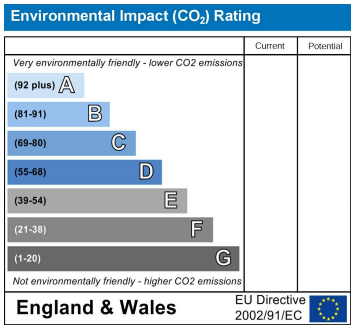
Garage
With power and light connected, wall mounted combination serving heating system and domestic hot water plumbing for washing machine stainless steel sink unit worktop space space for tumble dryer, wooden laminate flooring, double doors to front, personal double glazed door to the side.

Outside
To the rear is an enclosed garden with paved patio, shrub borders, summer house and side pedestrian access leading to the front where there is a tarmac driveway providing parking 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 Nuneaton & Bedworth Borough Council and is band D













COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com