



32 Hoylake Close, Nuneaton

Nuneaton

Offers Over £350,000



## 32 Hoylake Close

Nuneaton

CHECK OUT THE OPEN PLAN LIVING ROOM! | 1,391 sq ft | Separate Kitchen | Ground-Floor WC | Family Bathroom | Large Driveway | Rear Garden | Log Cabin | Quiet Cul-de-Sac  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3/4-bedroom link-detached family home
- Approx. 1,391 sq ft (129 sq m)
- Exceptionally large 32 foot living room!
- Large bifolding doors opening to the rear garden
- Large driveway providing parking for multiple cars
- Log cabin in garden for office or mancave!
- Large side utility/playroom and carport
- Quiet cul-de-sac location
- EPC - D
- Council Tax - C | Nuneaton & Bedworth Council



### **Living Room**

Living Room - 32'7 x 20'3 (9.93 x 6.17m) A substantial principal reception room offering an impressive amount of living space. The floorplan shows large bifolding doors opening towards the rear garden.

### **Kitchen**

Kitchen - 13'7 x 8'5 (4.14 x 2.57m) A separate kitchen with a practical arrangement of fitted units and workspace. The room is positioned conveniently alongside the main ground-floor living accommodation.

### **Bedroom 1**

Bedroom 1 - 11'1 x 8'4 (3.38 x 2.54m) A comfortable double bedroom positioned towards the front of the first floor. The room is served by the nearby family bathroom.

### **Bedroom 2**

Bedroom 2 - 11'9 x 8'2 (3.58 x 2.49m) A well-proportioned bedroom positioned towards the rear of the first floor. The room benefits from fitted storage shown on the floorplan.

### **Family Bathroom**

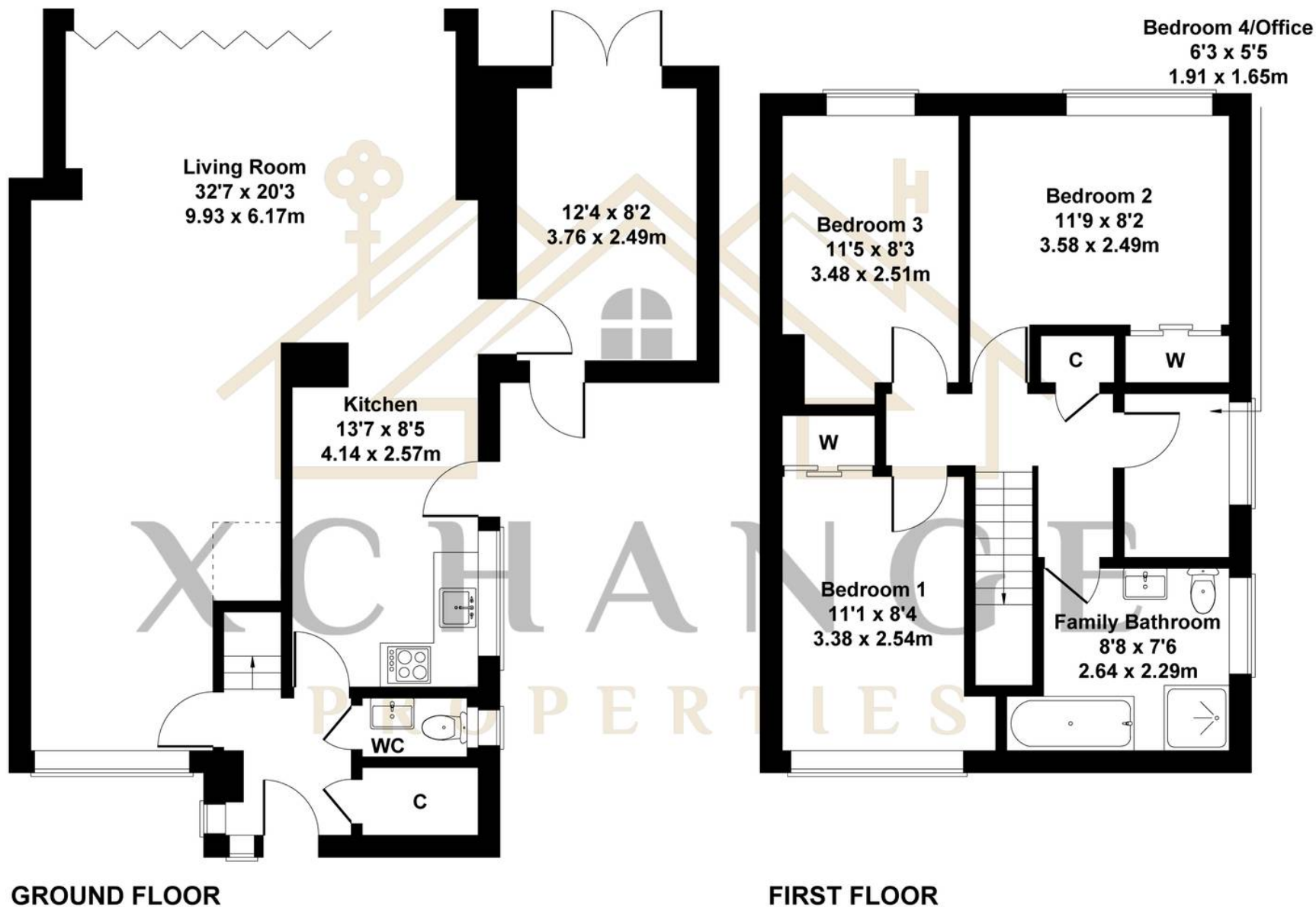
Family Bathroom - 8'8 x 7'6 (2.64 x 2.29m) A generously sized family bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC as shown on the floorplan.





# 32 Hoylake Close, Whitestone, Nuneaton, CV116NJ

Approximate Gross Internal Area  
1391 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Xchange Properties

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