Pointons
independent estate agents

Hayloft Way, Nuneaton
CV11 7AD
£360,000

Freehold - Nuneaton & Bedworth Council Band: D - EPC: B

Pointons are delighted to offer for sale this immaculately presented three bedroom detached house, located on the ever popular Meadow Green Development. Built in 2022 by Taylor Wimpey, located just off the A5 offering easy access to Nuneaton, Hinckley, Atherstone, the M6 & the M42. Based at the bottom of a cul-de-sac this property must truly be viewed to be appreciated.

Benefitting from double glazing & gas central heating in brief the property comprises of entrance hall, ground floor W.C, lounge, kitchen/diner offering integrated appliances including fridge/freezer, double oven, washing machine & dishwasher. To the first floor there are three double bedrooms with the master offering an en-suite shower room and a family bathroom. To the rear of the property is an enclosed landscaped garden. The property offers a private driveway offering offroad parking for multiple cars leading onto garage with power & light plus an up and over door.

This property would make an excellent family home for many years to come and must truly be viewed to appreciate. To organise your viewing please contact us on 02476 373300. EPC-B

Entrance Hall
6'7" x 3'4" (2.00m x 1.02m)
Having entrance door, LVP flooring, storage cupboard, understairs storage that has been converted into a utility area having power and space for tumble dryer, radiator and stairs off to the first floor

WC
6'1" x 4'9" (1.86m x 1.45m)
Fitted with two piece suite comprising of wash hand basin with mixer tao and low-level WC, tiled splashbacks, radiator and LVP flooring.

Lounge
17'9" x 10'0" (5.40m x 3.05m)
Having double glazed window to front, a radiator plus a double radiator, TV point, telephone point and double glazed French double doors into garden.

Kitchen/Diner
19'0" x 10'11" (5.78m x 3.32m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted eye level fan assisted double oven, built-in four ring gas hob with extractor hood over, two double glazed windows to side, further double glazed window to front and LVP flooring.

Landing
11'6" x 8'1" (3.50m x 2.47m)
Having doors off to various rooms & access to loft having pull down ladder.

Bedroom
13'7" x 10'1" (4.13m x 3.07m)
Having double glazed window & radiator.

Shower Room
3'10" x 10'0" (1.17m x 3.05m)
Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with mixer tap and low-level WC, vinyl flooring and airing cupboard.

Bedroom
10'11" x 10'11" (3.32m x 3.32m)
Having two double glazed windows & radiator.

Bedroom
7'9" x 11'1" (2.37m x 3.39m)
Having double glazed window & radiator.

Bathroom
7'2" x 8'1" (2.18m x 2.47m)
Fitted with three piece suite with comprising, panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and tiled splashbacks and low-level WC, double glazed window to front, double radiator & vinyl flooring.

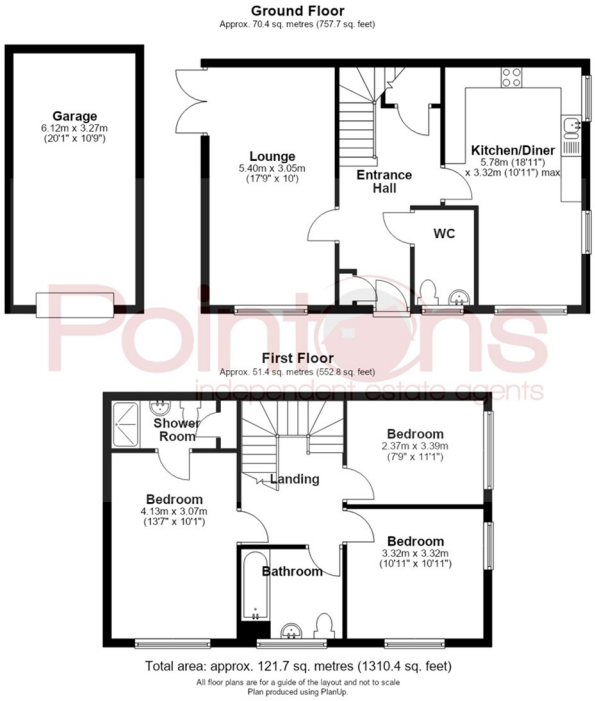
Outside
To the front of the property is a garden being lawned which shrub borders & metal fencing.

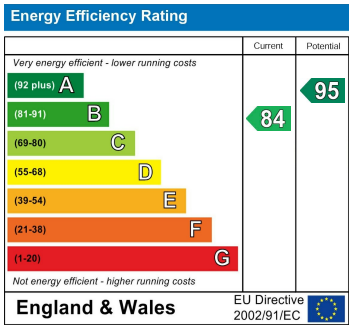
To the rear of the property is a landscaped garden having paved patio area leading onto a lawned garden with stoned borders & brick surround.

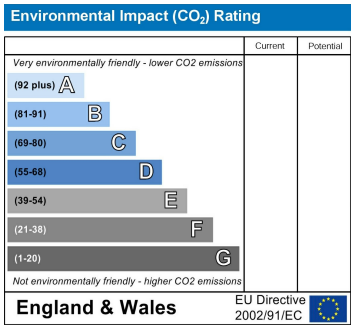
The property has a driveway to the rear offering offroad parking for multiple cars leading onto garage.

Garage
20'1" x 10'9" (6.12m x 3.27m)
Having up & over door with power & lighting & EV charging point.

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.







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