



Farthington Drive, Royal Park Nuneaton CV11 6WX Asking Price £450,000

Nestled in the desirable area of Royal Park, this splendid detached house on Farthington Drive offers a perfect blend of comfort and style. With four generously sized double bedrooms, including a master suite complete with an ensuite shower room, this property is ideal for families seeking space and privacy.

Upon entering, you are greeted by a welcoming through hall that leads to an elegant reception room, perfect for entertaining guests or enjoying quiet family evenings, a study, ideal for those working from home and a family living kitchen dining area. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living spaces. A guest cloakroom adds an extra touch of practicality, making it easy to accommodate guests without compromising on comfort. For those with vehicles, the property offers ample parking and a garage. The outdoor space is equally inviting, with a log cabin suitable for all year round use whilst the garden provides a lovely setting for outdoor activities or simply relaxing in the fresh air.

This home on Farthington Drive is not just a house; it is a sanctuary that promises a lifestyle of ease and elegance. With its prime location in Royal Park, you will enjoy the benefits of a vibrant community while having the tranquillity of a detached home. This property is a must-see for anyone looking to make a new home in a charming and convenient area.



Entrance

Via canopy porch with double glazed entrance door with matching side window leading into:

Entrance Hall

Double radiator, ceramic tiled flooring, stairs rising to first floor with spindles and understairs cupboard and doors to:

Lounge

18'3" x 10'6" (5.55m x 3.21m)

Double glazed bay window to front, wall mounted living flame, bio ethanol fuelled fire, double radiator, radiator, telephone and TV points.

Study / Bedroom 5

8'0" x 8'2" (2.45m x 2.49m)

Double glazed window to front and radiator.

Living/Family/Kitchen/Diner

10'10" x 26'1" (3.30m x 7.94m)

Fitted with a matching range of base and eye level units with wood-block worktop over, 1+1/4 bowl polycarbonate sink unit with single drainer and swan neck mixer tap providing boiling hot water, integrated fridge/freezer and dishwasher, space for, eye level electric double oven, four ring gas hob with extractor hood over, space for wine chiller, double glazed window to rear, double radiator, ceramic tiled flooring, sunken ceiling spotlights, double glazed french double doors with matching side panels to garden, opening into:

Utility Area

6'3" x 4'11" (1.91m x 1.49m)

Base unit and round edged worktops, inset stainless steel sink unit with single drainer and mixer tap, extractor fan, plumbing for washing machine, radiator, ceramic tiled flooring, concealed boiler serving heating system and domestic hot water, double glazed door to side, door to:

Cloakroom

Two piece comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, tiled splashback, radiator and ceramic tiled flooring.

Landing

Access to part boarded loft, doors to:

Master Bedroom

13'9" x 13'1" max (4.21m x 4.26m max)

Double glazed window to front, fitted wardrobe with hanging rails and shelving, radiator, central heating thermostat and door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point tiled surround, obscure double glazed window to front and ceramic tiled flooring.

Bedroom

13'10" x 8'8" (4.21m x 2.64m)

Double glazed window to rear and radiator.

Bedroom

10'4" x 9'3" (3.16m x 2.81m)

Double glazed window to rear and radiator.

Bedroom

11'11" x 8'2" (3.63m x 2.50m)

Double glazed window to front, built-in wardrobe with hanging rail and shelving, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring and sunken spotlights,

Airing Cupboard

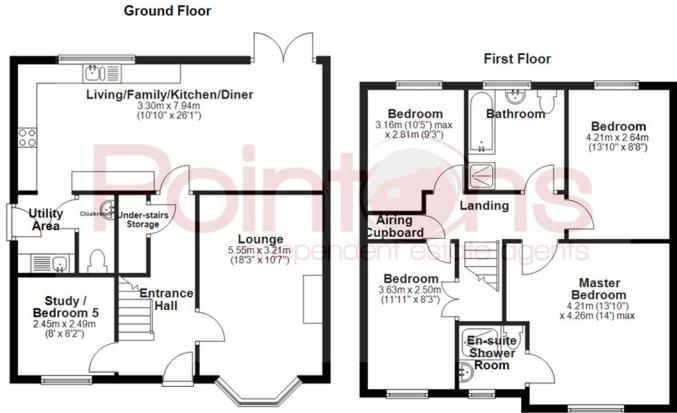
Airing cupboard housing, hot water cylinder.

Outside

To the rear is an enclosed garden mainly laid to lawn with paved sun patio, pedestrian side access to the side of the property, log cabin, outside tap and lighting. Personal access door to garage which has power and lighting and vehicular access from the driveway which will also park two cars. To the front there is a garden which is gravelled for easy maintenance. Access is via a shared community for three other dwellings behind a row of bushes giving the property privacy from neighbouring properties and passing traffic.

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 E



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	84	
(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	

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



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