



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Dovertown Close, Nuneaton, CV11 6WR**

**£315,000**

**\*NO UPWARD CHAIN\***

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY are delighted to offer for sale this extended four bedroom semi-detached house located within a cul de sac on a highly desirable development. The accommodation, applied over three floors, has to offer: Entrance hall, downstairs W.C., fabulous extended open plan kitchen/diner/lounge with bi-folding doors leading out onto the rear garden. To the first floor there are three bedrooms and a bathroom with bedroom one and en-suite shower room located on the second floor. Outside there are gardens to the front and rear, a side driveway providing off road parking and access to the single detached garage with power and lighting. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance hall

With stairs off to the first floor, door to:

## Downstairs W.C



With W.C., pedestal wash hand basin with tiled splashback, radiator, window to the front.

## Open plan kitchen/diner/lounge 34'8" x 16'2" (10.57 x 4.93)



Kitchen is fitted with a range of wall and base units, working surfaces with matching upstands, inset one and a half bowl stainless steel sink unit and drainer, fitted eye level electric grill and oven, fitted gas hob with extractor over, appliance space for washing machine, integrated fridge/freezer, bi-folding doors to the rear, window to the front, two radiators.

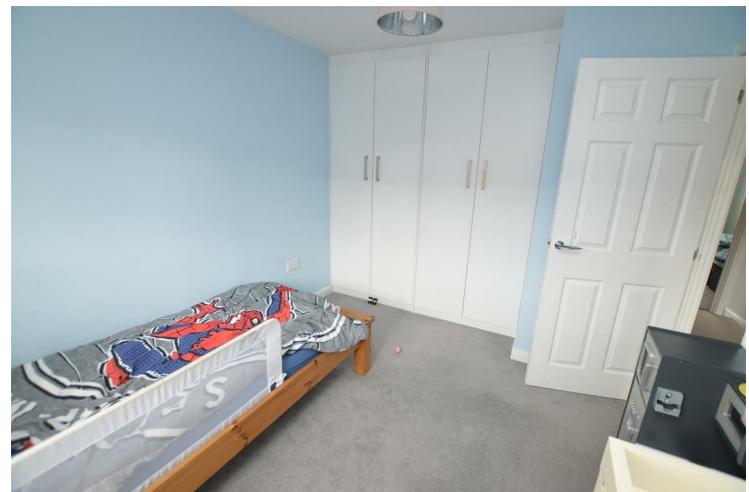
## The first floor

## Bedroom Two 12'5" x 9'1" (3.79 x 2.78)



With radiator, window to the rear.

## Bedroom Three 10'3" x 9'1" (3.13 x 2.78)



With window to the front, radiator, built in wardrobes.

## Bedroom Four 9'1" x 6'8" (2.78 x 2.04)



With window to the rear, radiator.

## Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls, window to the front, radiator.

## The second floor

### Bedroom One 18'0" x 12'7" (5.51 x 3.86)



With window to the front, Velux window, built in drawers and wardrobe, two radiators, door to:

## En-suite shower room



With shower cubicle, pedestal wash hand basin, W.C., Velux window, partially tiled walls, tiled flooring, radiator.

## Outside



The property has a small landscaped garden to the front, a side driveway providing off road parking and access to the garage. The rear garden has lawn, timber decking seating area and access to the garage via side service door.

### Garage 19'1" x 10'5" (5.84 x 3.18)

With up and over door, power and electricity.

## Estate maintenance charge

We understand that this property is subject to an annual service charge in the region of £124.00 We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

## Floor Plan

### Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



### Second Floor

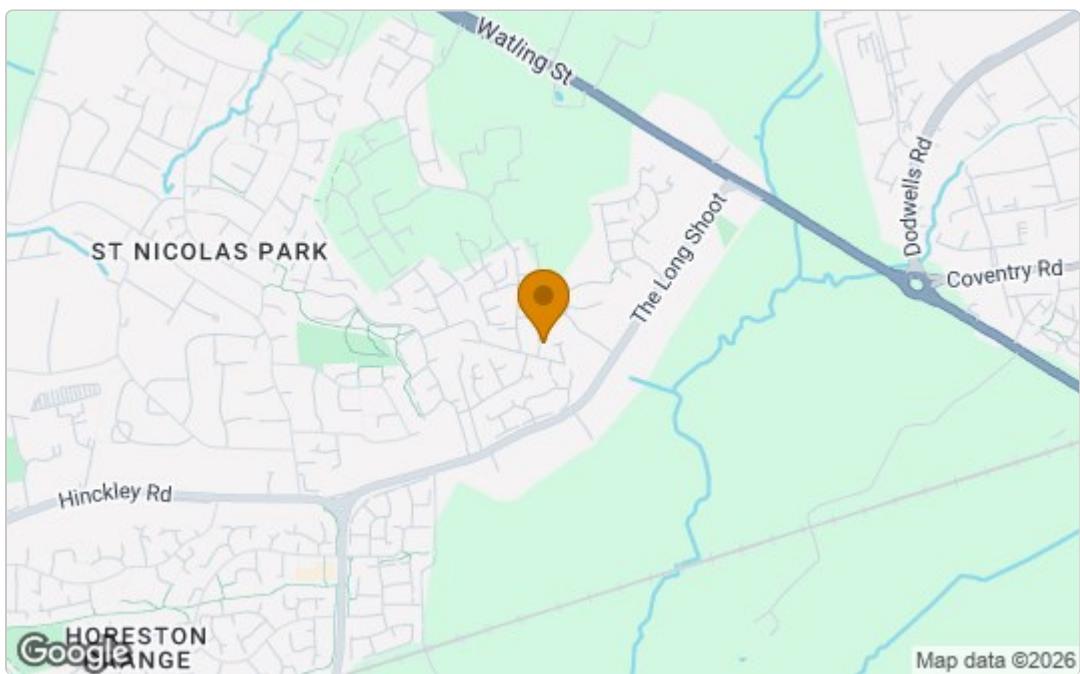
Approx. 27.8 sq. metres (298.7 sq. feet)



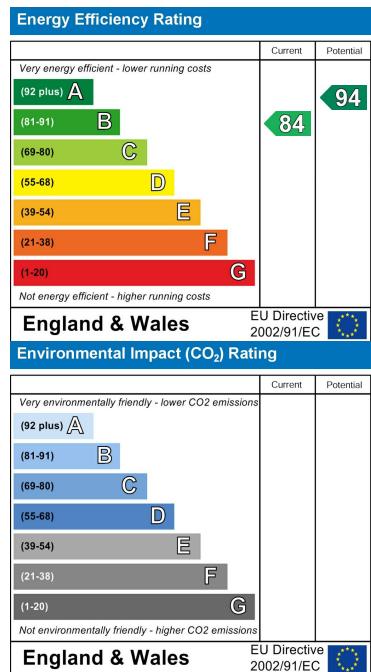
Total area: approx. 117.1 sq. metres (1260.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

