



**13 Cambridge Drive, Stockingford
Nuneaton CV10 8LW
Asking Price £325,000**

Pointons are delighted to offer for sale this newly refurbished four bedroom detached house. The property has been modernised to a high standard throughout with no expense spared. Based on a corner plot, located on a popular cul-de-sac location close to local shops & amenities. This stunning property offers plenty of pleasing features & must truly be viewed to appreciate. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, spacious open plan kitchen/diner having integrated appliances including fridge/freezer located in Island, washing machine, dishwasher, microwave & a conservatory. To the first floor there are four bedrooms & a family bathroom that has been refitted to high standard offering a four piece suite with bath & separate tiled cubicle. To the rear of the property is an enclosed garden & to the front a driveway providing offroad parking for multiple vehicles & a lawned garden. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-D



Hall

Having entrance door, understairs storage cupboard, radiator, wood block flooring & stairs off to first floor.

Lounge

15'11" x 10'8" (4.84m x 3.24m)

Having double glazed bow window to front, telephone point, TV point & feature flame effect electric fire place having inset space for TV.

Kitchen/Diner

10'5" x 25'8" (3.17m x 7.83m)

Fitted with a matching base and eye level units with worktop space over, sink unit with single drainer and mixer tap, Island with breakfast bar having built-in fridge, freezer, built in washing machine, fitted eye level electric fan assisted double oven, built-in five ring induction hob with extractor hood over, built-in microwave, two radiators, wood block flooring & double glazed by folding doors.

Conservatory

Being of Half brick and uPVC double glazed construction,, having power & lighting with wood block flooring & double glazed French double doors into garden.

Landing

Access to loft with pull down ladder, storage cupboard & doors off to various rooms.

Bedroom

13'6" x 12'3" (4.12m x 3.74m)

Having double glazed window to front, radiator & a range of fitted wardrobes having hanging rails & overhead storage.

Bedroom

7'1" x 11'11" (2.15m x 3.63m)

Having double glazed window to rear, laminate two single fitted wardrobes with hanging files & overhead storage cupboard & radiator.

Bedroom

11'10" x 9'0" (3.60m x 2.75m)

Double glazed window to front, radiator & radiator.

Bedroom

7'1" x 6'7" (2.15m x 2.01m)

Double glazed window to rear & radiator.

Bathroom

Recently refitted with a Four piece suite with spa bath with shower off mixer tap taps, tiled shower cubicle and wash hand basin in vanity unit with cupboards under and mixer tap, W.C, double glazed window to rear, tiled flooring.

Outside (Front)

To the front of the property is a driveway providing offroad parking for multiple vehicles, a lawned garden with shrub borders & access to side of the property leading to rear garden.

Outside (Rear)

To the rear of the property is an enclosed garden having paved patio area leading onto lawn area with shrub borders & shed. To the rear of the garden is a further paved area.

Garage

Having up & over door with power & lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	59	
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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