



**27 Edgedale Road, Royal Park  
Nuneaton CV11 6WU  
Asking Price £320,000**

Pointons are delighted to offer this superbly presented four bedroom semi detached house, located on Royal Park a popular development just off the Long Shoot. Built in 2020 by Bellway Homes still having NHBC guarantees remaining for a number of years. The property itself is truly in excellent condition throughout & offers plenty of pleasing features. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, spacious kitchen/diner offering integrated appliances including fridge/freezer & washing machine & ground floor W.C. To the first floor there are three bedrooms & a family bathroom & to the second is the master bedroom having en-suite shower room off. To the rear of the property is an enclosed landscaped garden & to the front a driveway providing offroad parking for multiple vehicles leading onto front door & garage. 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-B





### Entrance Hall

Having entrance door, radiator, laminate flooring & stairs off to first floor.

### WC

Double glazed window to front, fitted with two suite comprising of low level W.C & pedestal wash hand basin with mix tap & having tiled flooring & radiator.

### Lounge

13'0" x 16'2" (3.95m x 4.92m)

Double glazed window to rear, radiator, telephone point, TV point, understairs cupboard & double glazed French double doors into garden.

### Kitchen/Dining Room

12'8" x 9'2" (3.87m x 2.80m)

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 stainless steel swan neck mixer tap, built-in fridge/freezer and dishwasher, plumbing for washing machine, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator & tiled flooring.

### Landing

Double glazed window to side, storage cupboard & stairs off to second floor.

### Bedroom

12'5" x 9'2" (3.79m x 2.79m)

Having double glazed window & radiator.

### Bedroom

9'2" x 6'9" (2.79m x 2.05m)

Having double glazed window & radiator.

### Bedroom

12'4" x 9'1" (3.75m x 2.77m)

Having double glazed window & radiator.

### Bathroom

Fitted with three piece suite with panelled bath, pedestal wash hand basin with mixer tap and low-level WC, radiator tiled flooring & having double glazed window.

### Bedroom

Having double glazed window to front, double glazed velux window to rear & radiator.

### En-suite

Fitted with three piece suite with pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, double glazed velux window & tiled flooring.

### Outside (Front)

To the front of the property is an lawned garden & driveway providing offroad parking for multiple cars leading onto front door & garage.

### Outside (Rear)

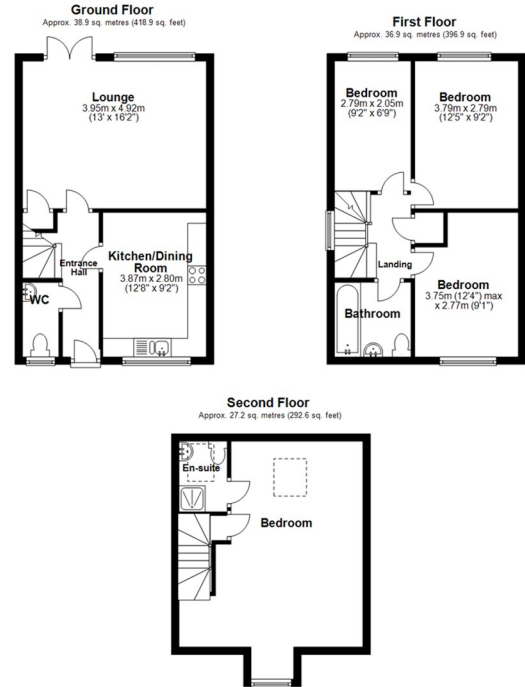
To the rear of the property is an enclosed garden having paved patio area leading onto lawned section.

### Garage

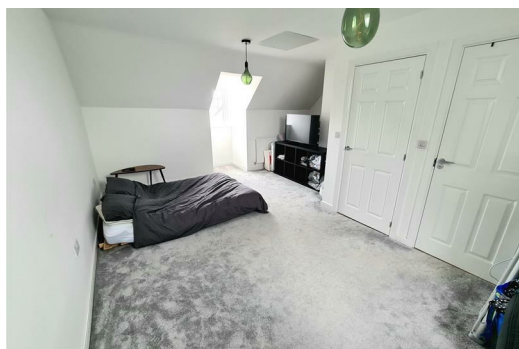
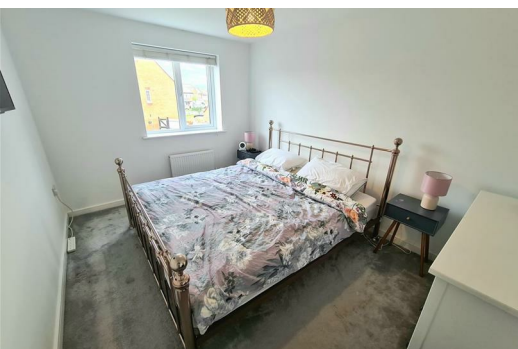
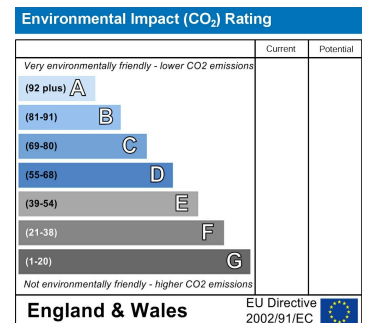
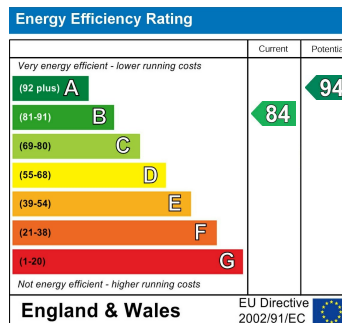
Having up & over door with power & lighting.

### 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.



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)



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