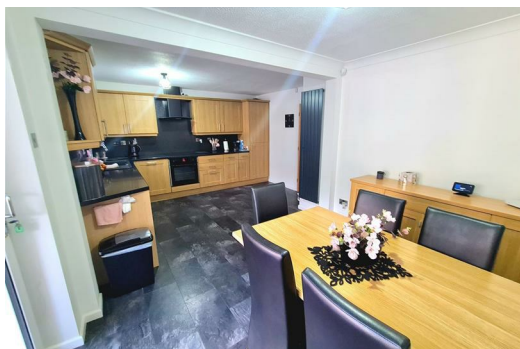
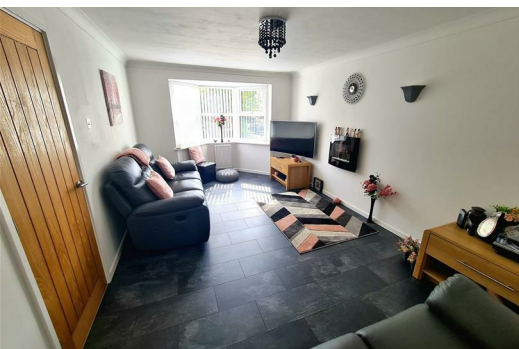




2 Helena Close, Manor Park Nuneaton CV10 7DF Asking Price £325,000

Pointons are proud to offer for sale this well presented & extended four bedroom detached house based on a quiet cul-de-sac located on a popular development known as Manor Park located close to local shops & amenities as well as granting easy access to Nuneaton Town Centre. The property itself has been lovingly cared for by its current owners over a number of years ready for its new owner & offers plenty of pleasing features. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance, W.C, lounge & a spacious kitchen/diner having integrated appliances that include a fridge/freezer, dishwasher, washing machine, oven & hob, a conservatory having Guardian warm roof making it the perfect hosting space all year round & a garage with offers a handy utility area at the back. To the first floor there are four bedrooms all having fitted wardrobes & the master offering a en-suite shower room and a family bathroom. To the rear of the property is a low maintenance garden partly covered by a canopy roof. And to the front a driveway providing offroad parking for multiple cars. This property would make an excellent family home for many years to come & must truly be viewed to appreciated. To organise your viewing contact us today. EPC-D



Entrance Hall

Having entrance door, radiator, tiled flooring, stairs off to the first floor & understairs storage.

WC

Double glazed window to front, fitted with two piece suite wash hand basin with base cupboard and mixer tap and low-level WC, radiator & tiled flooring.

Lounge

18'10" x 10'8" (5.73m x 3.25m)

Having double glazed bay window to front, two double radiators, tiled flooring, telephone point, TV point & coving to ceiling.

Kitchen/Diner

12'4" x 19'7" (3.77m x 5.96m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and stainless steel swan neck mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, radiator, tiled flooring & double glazed sliding doors into conservatory.

Conservatory

Being of Half brick and uPVC double glazed construction having power & lighting, radiator, tiled flooring, two double glazed velux windows, door into garage, having guardian warm roof & double glazed doors into garden.

Landing

Double glazed window to side, access to loft being boarded with lighting & pull down ladder & doors off to various rooms.

Bedroom

13'1" x 11'2" (4.00m x 3.41m)

Having double glazed bay window to front, double radiator, vinyl flooring & fitted wardrobe having mirror fronted sliding door having hanging rail & overhead storage.

En-suite

Fitted with three piece suite comprising of wash hand basin with base cupboard and mixer tap, tiled shower cubicle and low-level WC, double glazed window to side, radiator & vinyl flooring.

Bedroom

6'8" x 11'2" (2.02m x 3.41m)

Double glazed window to rear, radiator & vinyl flooring & fitted wardrobe having hanging rail & overhead storage with mirror front sliding doors.

Bedroom

12'6" x 6'5" (3.81m x 1.95m)

Double glazed window to rear, radiator, vinyl flooring & a range of fitted wardrobes having sliding doors with hanging & overhead storage.

Bedroom

8'10" x 8'5" (2.68m x 2.56m)

Double glazed window to front, radiator, vinyl flooring & fitted wardrobe having sliding doors with overhead storage & hanging rail.

Bathroom

Fitted with three piece suite with panelled bath with shower off taps, wash hand basin with mixer tap and low-level WC, double glazed window to side, heated towel rail & tiled flooring.

Outside (Front)

To the front of the property is driveway providing offroad parking for multiple cars leading onto front door & garden. The property benefits from having side access via a secure garden a low maintenance garden.

Outside (Rear)

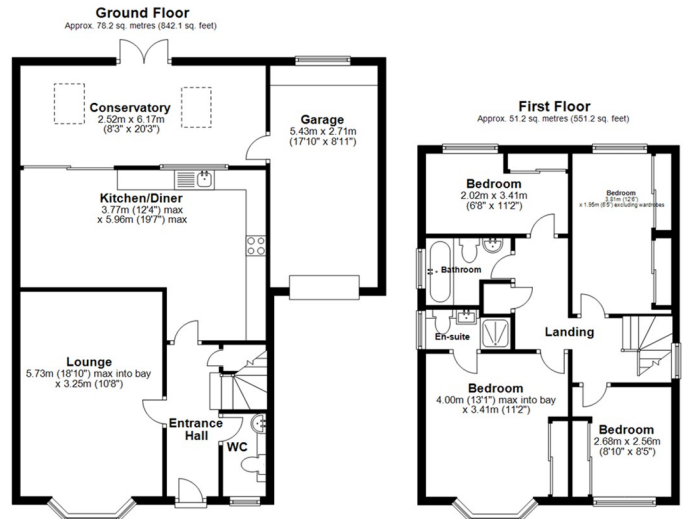
To the rear of the property is an enclosed low maintenance garden with paved section having canopy polycarbonate roof partially covering leading on a pebbled section.

Garage

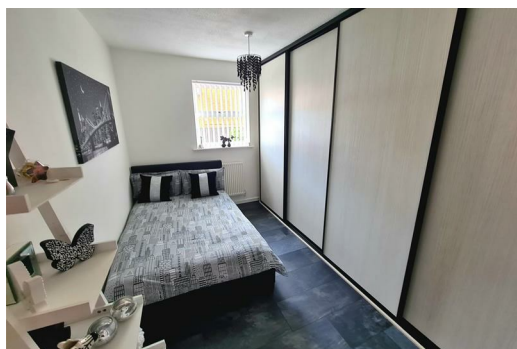
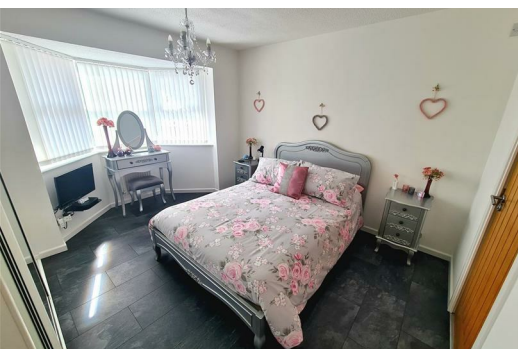
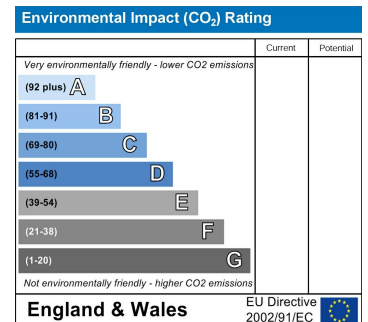
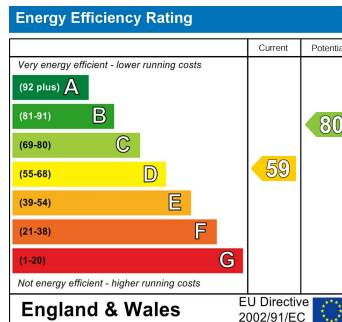
Having up & over door with power & lighting to the rear of the garage is a utility area which is table with a fitted range of base units.

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. 129.4 sq. metres (1393.3 sq. feet)



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