



**Elm Way, Nuneaton
CV10 0XS
Offers Over £395,000**

Pointons are proud to offer for sale this deceptively spacious & well presented four bedroom detached house based on a quiet cul-de-sac in the ever popular village of Hartshill, close to Hartshill Hayes Country Park as well as local shops, amenities & schools. The property itself has been lovingly cared for, for over 20 years ready for the next family to start the next chapter of their life. Built by JS Bloor Homes benefiting from having double glazing & gas central heating with replacement oak veneer doors throughout in

brief the property comprises of entrance hall with stairs onto living area, spacious lounge with feature wood burner, spacious kitchen/diner offering integrated appliances, family room, conservatory having underfloor heating, utility & ground floor W.C. To the second floor are four bedrooms with the master offering an en-suite, having a four piece suite bathroom with bath & a tiled shower cubicle. To the rear of the property is an enclosed multi-level garden. And to the front is a driveway providing off-road parking for two cars, leading onto a double garage having power & lighting. This property would make an excellent family home for many years to come & must truly be viewed to be appreciated. To organise your viewing contact us today. EPC-C



Entrance Hall

Double glazed window to front & stairs off to the living area.

Hall

Having doors off to various rooms, handy storage cupboard and oak and glass staircase stairs off to the second floor.

Lounge

19'7" x 10'9" (5.97m x 3.28m)

Double glazed bow window to front, two radiators, TV point, telephone point, feature wood burner & double glazed sliding doors into conservatory.

Kitchen/Diner

Fitted with a matching range of base and eye level units with worktop space over, double stainless steel sink unit with single drainer and mixer tap, fitted electric fan assisted eye level double oven, built-in four ring electric hob with extractor hood over, integrated fridge/freezer, microwave, two double glazed windows & having tiled flooring.

Utility

5'3" x 7'10" (1.61m x 2.40m)

Fitted with stainless steel sink unit with drawers beneath and floor to ceiling shelving, plumbing for washing machine, space for tumble dryer, tiled flooring & double glazed door onto side.

Sitting Room

9'2" x 9'1" (2.79m x 2.78m)

Having double glazed window to front, radiator & telephone point.

W C

Fitted with two piece comprising of pedestal wash hand basin with taps and tiled splashbacks and low-level WC.

Conservatory

Being of Half brick and uPVC double glazed construction, tiled flooring, underfloor heating & double glazed door into garden.

Landing

Having double glazed window to front, radiator, access to loft & handy storage cupboard.

Bedroom

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

Double glazed window to rear, TV point, radiator, two fitted wardrobes having hanging rail & overhead storage.

En-suit

Fitted with four piece comprising of panelled bath with shower off taps, wash hand basin vanity unit with taps & tiled splashbacks, tiled shower cubicle and WC, low level W.C, heated towel rails, double glazed window to front & further double glazed window to side.

Bedroom

12'0" x 11'4" (3.67m x 3.45m)

Double glazed window to rear, radiator & two fitted wardrobes with hanging rail and shelving.

Bedroom

8'10" x 10'8" (2.68m x 3.26m)

Having double glazed window, radiator & having laminate flooring.

Bedroom

8'10" x 9'5" (2.68m x 2.86m)

Having double glazed window to front, radiator & fitted wardrobe with hanging rail and shelving.

Bathroom

Fitted with three piece suite comprising of panelled bath with twin handgrips, shower off taps plus electric shower over, low-level WC, wash hand basin with taps, tiled splashbacks, obscure double glazed window to rear & radiator.

Double Garage

Having two up & over doors with power & lighting.

Outside (Front)

To the front of the property is a driveway providing offroad parking for two cars leading onto garage & front door. The property also benefits from having side access to rear garden.

Outside (Rear)

To the rear of the property is an enclosed multi-level garden, featuring patio, together with lawned, decked and pebbled seating areas, with central steps giving access.

Tenure- Freehold

Council Tax Band-E

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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 (CO₂) 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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