



**Farthington Drive, Royal Park
Nuneaton CV11 6WX
Asking Price £535,000**

Freehold - Nuneaton & Bedworth Borough Council Band: F - EPC: B

Nestled in the desirable area of Farthington Drive, Royal Park, this impressive detached house offers a perfect blend of space and comfort for modern family living in approximately 1943 sq. ft.. With five generously sized bedrooms, two having en-suites, this property is ideal for larger families or those who simply desire extra room for guests or a home office.

Upon entering, you are welcomed into a central hallway, a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring that each bedroom is well-proportioned and filled with natural light.

The exterior of the property is equally appealing, featuring a double garage that offers secure parking and additional storage options. Furthermore, the driveway accommodates parking for up to four cars, making it perfect for families with multiple vehicles or for hosting gatherings.

This home is not just a place to live; it is a sanctuary that offers both comfort and practicality in a sought-after location. With its spacious interiors and excellent parking facilities, this property is a rare find in Royal Park. Do not miss the opportunity to make this wonderful house your new home.



Entrance

Via canopy porch, with double glazed door leading into:

Entrance Hall

Radiator, wooden effect karndean flooring, stairs to first floor landing with spindles, doors to:

Lounge

21'7" x 13'3" (6.59m x 4.05m)

Double glazed bay window to side, double glazed window to front, double glazed window to side, two double radiators, wooden effect Karndean flooring, telephone point, TV point.

Cloakroom

Fitted with two piece suite comprising, pedestal, vanity wash hand basin with cupboard under and mixer tap, low-level WC and extractor fan, tiled splashback, radiator, granite tiled flooring, ceiling spotlights.

Kitchen/Breakfast Room

21'8" x 13'5" (6.60m x 4.09m)

Fitted with a matching range of base and eye level units, matching island unit, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, under-unit lighting, integrated fridge/freezer and dishwasher, eye level electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to side, double glazed window to front, double radiator, ceramic tiled flooring, sunken ceiling spotlights, opening into sitting room and door to:

Utility

6'4" x 6'9" (1.93m x 2.06m)

Fitted base units with round edged worktops, stainless steel sink unit with mixer tap, extractor fan, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring, wall mounted boiler serving heating system and domestic hot water, double glazed door to side.

Sitting Room

10'3" x 11'9" (3.13m x 3.59m)

Double glazed window to rear, roof lantern, double glazed French style double doors to garden.

First Floor Landing

Double glazed window to front, double radiator, stairs to landing second floor with spindles, door sto:

Bedroom

12'2" x 7'11" (3.72m x 2.41m)

Double glazed window to side, radiator.

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, shaver point ceramic tiling to all walls, granite tiled flooring with sunken ceiling spotlights, door to:

Bedroom

10'0" x 8'6" (3.04m x 2.60m)

Double glazed window to side, radiator.

Bedroom

9'1" x 12'11" (2.78m x 3.93m)

Double glazed bay windows to side and front, double radiator

Bedroom

14'1" x 8'6" (4.29m x 2.60m)

Double glazed window to side and front, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, granite tiled flooring, sunken ceiling spotlights.

Second Floor Landing

Door to Airing cupboard housing, factory lagged hot water cylinder and further door to:

Main Bedroom

6'7" x 11'11" (2.01m x 3.62m)

Double glazed windows to front and side, two double glazed skylight, two radiators, TV point, central heating thermostat, opening directly into dressing area with two double wardrobes, single door to further store / wardrobe, access to loft space and door to

En-suite Bathroom

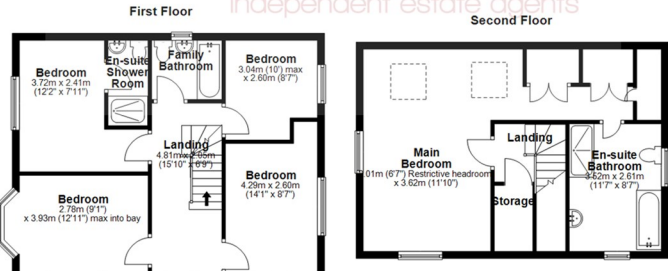
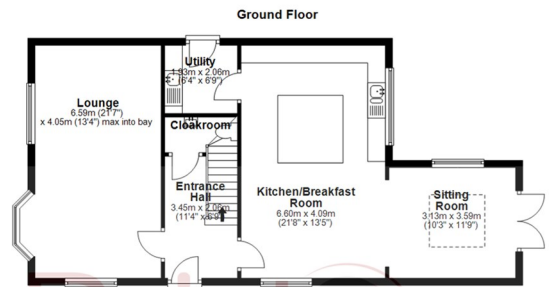
Fitted with four piece suite comprising panelled bath, pedestal wash hand basin with mixer tap, double shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, obscure double glazed windows to side and front, ceramic tiled flooring, sunken ceiling spotlights.

Outside

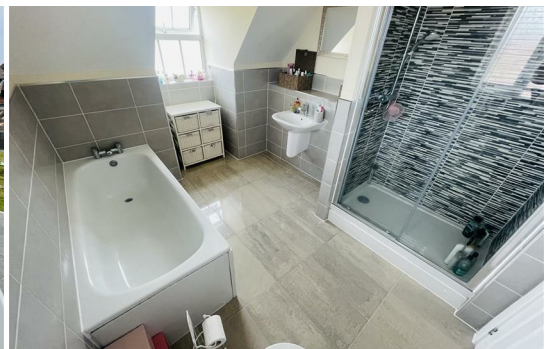
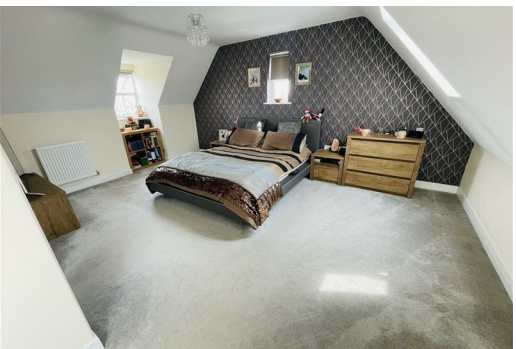
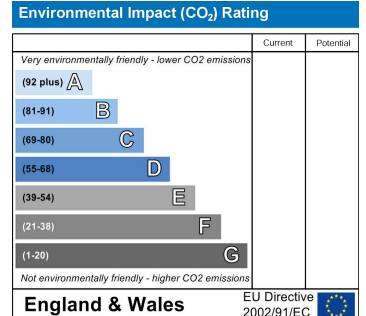
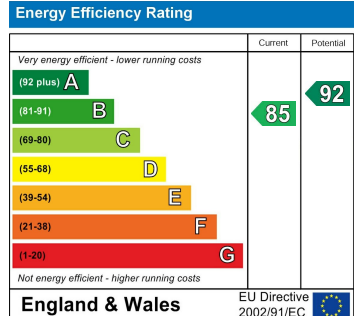
To the rear an enclosed garden mainly laid to lawn with patio area, pedestrian gated access leading to driveway and double garage. To the front is a garden to the front with path leading to entrance.

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. Council tax band F payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale. Plan produced using Planific.



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