



**Greendale Road, Nuneaton
CV11 6RN
£450,000**

Pointons Estate Agents are delighted to welcome to market this well presented four bedroom detached family home situated on Greendale Road, Royal Park, Nuneaton. Close to local shops, schools, further amenities and offering excellent transport links. Benefitting from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, downstairs WC, living room, kitchen/dining room with integrated appliances, utility and conservatory. To the first floor there are four double bedrooms with the master and bedroom two benefitting from en suites and a family bathroom. To front there is a driveway for multiple vehicles and an excellent sized rear garden, this property must be viewed to show the quality on offer, with viewings strictly via the agent.



Entrance Hall

Entrance via front door with doors off to various rooms, understairs storage, radiator and stairs off to the first floor.

WC

Fitted with WC, hand wash basin with mixer tap and radiator.

Living Room

17'9" x 11'2" (5.40m x 3.40m)

With double glazed bay window and radiator.

Kitchen/Dining Room

12'2" x 27'3" (3.70m x 8.30m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and taps over, radiator, built in four ring gas hob with extractor hood over, eye level fan assisted double oven, integrated fridge/freezer and dishwasher.

Utility

4'11" x 6'3" (1.50m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, plumbing for washing machine, space for tumble dryer, radiator and obscure double glazed door to side.

Conservatory

With double glazed windows to side and rear and double glazed french doors to rear.

Landing

With doors off to various rooms, loft hatch and storage cupboard.

Bedroom

15'5" x 10'6" (4.70m x 3.21m)

With double glazed bay window to front, two sets of fitted built in wooden wardrobes and radiator.

En-suite

Fitted with a shower cubicle with screen, WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to front.

Bedroom

9'6" x 12'2" (2.90m x 3.70m)

With double glazed window to rear and radiator.

En-suite

Fitted with a shower cubicle with screen, WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to rear.

Bedroom

14'5" x 9'10" (4.40m x 3.00m)

With double glazed window to rear and radiator.

Bedroom

9'6" x 8'10" (2.90m x 2.70m)

With double glazed window to front and radiator.

Bathroom

Fitted with a panelled bath with shower over and screen, WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to rear.

Outside

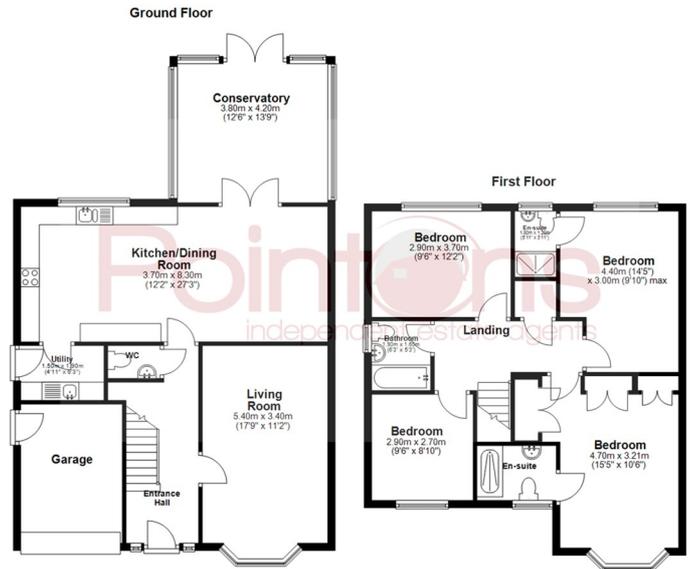
To front is a tarmacked driveway for multiple vehicles with lawn and shrub sections, side gated access to an excellent sized rear garden made up of lawn and patio areas with shrubs.

Garage

With electric up and over door with power and 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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 (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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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