

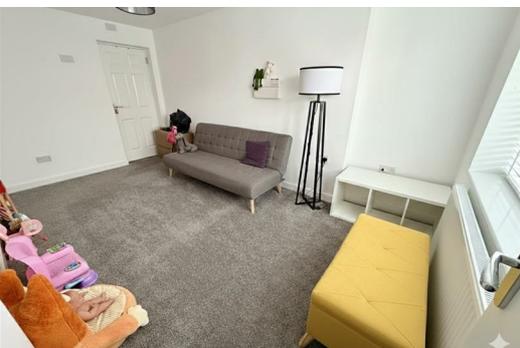


## Romulus Way, Eaton Place Nuneaton CV11 6ZP Asking Price £395,000

Welcome to this splendid detached house located on Romulus Way, Nuneaton. This property, designed in the popular Roseberry style by Persimmon, offers a perfect blend of comfort and modern living and is offered with NO UPWARD CHAIN.

The ground floor boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is the inviting kitchen and dining room, which is perfect for family meals and gatherings. This area is designed to be both functional and stylish, ensuring that cooking and dining experiences are enjoyable. Additionally, the property features a convenient utility room and a guest cloakroom, enhancing the practicality of everyday living. Upstairs, you will find four generously sized bedrooms, offering plenty of space for family or guests. There is an ensuite shower room to the master and a family bathroom which provide essential facilities, ensuring that morning routines run smoothly.

Outside, the easy-to-maintain garden at the rear of the property is a delightful space for outdoor activities or simply enjoying the fresh air. It offers a private retreat for relaxation and leisure. To the front is a driveway providing parking for two cars.



**Entrance**

Double glazed entrance door leading into

**Entrance Hall**

Stairs to first floor landing, doors to:

**Reception Room**

15'3" x 9'1" (4.65m x 2.77m)

Double glazed window to front, radiator, telephone point, TV point, door to utility room.

**Reception Room**

15'8" x 11'0" (4.78m x 3.35m)

Double glazed window to front, radiator, double doors leading through to:

**Kitchen/Dining Room**

10'3" x 18'5" (3.12m x 5.62m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, sunken ceiling spotlights, double glazed double doors to garden, further doors to:

**Storage**

Understairs storage cupboard

**Utility**

7'1" x 5'2" (2.15m x 1.58m)

Base unit with round edged worktops, plumbing for washing machine, space for, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to side, door back to reception room and further door to:

**Cloakroom**

Obscure double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback, radiator.

**Landing**

Access to loft space, door to Storage cupboard and further doors to:

**Main Bedroom**

13'4" x 14'4" (4.07m x 4.37m)

Double glazed window to front, radiator, door to:

**En-suite Shower Room**

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and extractor fan tiled splashback, opaque double glazed window to side and radiator.

**Bedroom**

9'7" x 7'3" (2.93m x 2.20m)

Double glazed window to rear, radiator.

**Bedroom**

9'7" x 9'6" (2.93m x 2.89m)

Double glazed window to rear, radiator.

**Bedroom**

12'3" x 9'3" (3.73m x 2.83m)

Double glazed window to front, radiator.

**Bathroom**

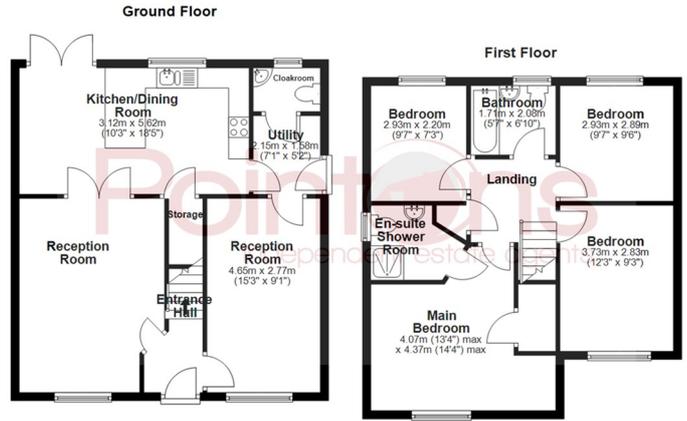
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to rear, radiator.

**Outside**

To the rear is an enclosed garden with astro turf, timber decking area with hot tub area, side pedestrian access leading back to front where there is a double width driveway.

**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 is band D payable to Nuneaton & Bedworth Borough Council.



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		94
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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