



**Falcon Close, Nuneaton  
CV11 6TE  
£395,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to offer for sale this extended four bedroom detached family home on the quiet cul de sac of Falcon Close, Whitestone, Nuneaton, close to local shops, schools, further amenities and offering excellent transport links, offered with no chain and benefitting from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall with downstairs WC, living room, kitchen and extended sitting room, to the first floor there are four bedrooms and a shower room. Driveway and garden to front with detached garage and a large rear garden made up of two sections and seating areas, this home must be viewed to show the quality and space on offer, viewings are strictly via the agent.



**Entrance Hall**

Via front door with doors off to various rooms, radiator and stairs off to the first floor.

**WC**

With WC, hand wash basin with taps over and obscure double glazed window to side.

**Living Room**

16'9" x 11'6" (5.10m x 3.50m)

With double glazed window to front, radiator, coving to ceiling and log burner fireplace.

**Kitchen**

14'5" x 15'5" (4.40m x 4.70m)

Fitted with a matching range of base and eye level units with worktop space over, sink units with taps over, fitted four ring electric hob, eye level fan assisted oven, integrated fridge/freezer, dishwasher and washing machine, radiator and side door, open to

**Sitting Room**

10'6" x 16'1" (3.20m x 4.90m)

With double glazed windows to side and rear, french doors to rear and two radiators.

**Landing**

Doors off to various rooms.

**Bedroom**

13'9" x 8'6" (4.20m x 2.60m)

With double glazed window to front and radiator.

**Bedroom**

7'7" x 6'3" (2.30m x 1.90m)

With double glazed window to side and radiator.

**Bedroom**

11'2" x 8'6" (3.40m x 2.60m)

With double glazed window to rear, storage cupboard and radiator.

**Bedroom**

8'2" x 6'3" (2.50m x 1.90m)

With double glazed window to rear and radiator.

**Shower Room**

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

**Outside**

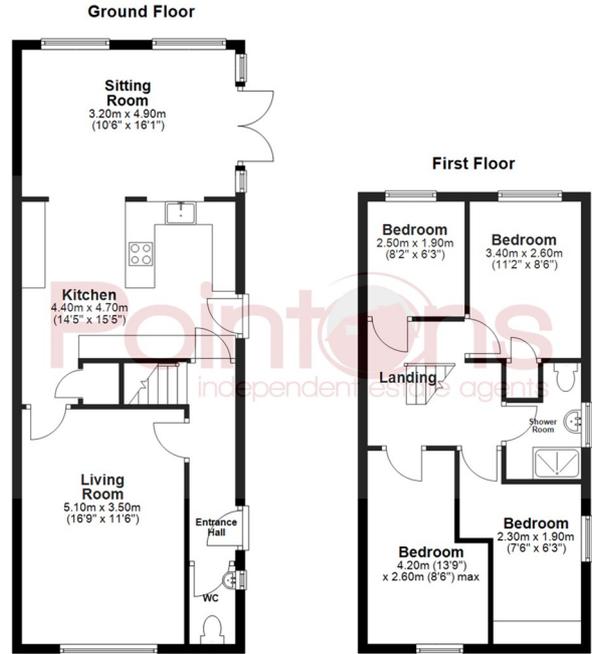
To front there is a tarmacked driveway for numerous vehicles and stoned section with shrubs, side gated access to rear which is made up of two unique gardens made up of patio and artificial areas with shrubs, greenhouse and free standing shed.

**Garage**

With 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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