



## Turnberry Drive, Whitestone, Nuneaton CV11 6TT

Pointons Estate Agents welcome you to Turnberry Drive, Whitestone - a charming location that sets the scene for this stunning detached family bungalow. This property boasts 3 reception areas, 4 bedrooms, and 2 shower rooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a beautifully designed interior that is sure to impress. The property also features a rear entertainment area, perfect for hosting gatherings with family and friends.

Located in a desirable area, this bungalow offers parking for up to 5 vehicles, ensuring convenience for you and your guests. Whether you're looking to relax in one of the reception rooms or unwind in one of the bedrooms, this property caters to all your needs.

With its spacious layout and stylish design, this detached bungalow is truly a gem in Nuneaton. Don't miss out on the opportunity to make this house your home - viewing is essential to fully appreciate all that this property has to offer.

- DETACHED, FAMILY BUNGALOW IN A SOUGHT AFTER AREA ON CORNER PLOT
- COMFORTABLE LOUNGE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FURTHER GARDENS TO FRONT & SIDE, COUNCIL TAX BAND E, EPC: D
- FOUR BEDROOMS, MASTER WITH ENSUITE WET ROOM
- SITTING / SUN ROOM
- GARAGE & DRIVEWAY FOR SEVERAL VEHICLES
- FAMILY LIVING KITCHEN DINING SPACE
- REFITTED SHOWER ROOM
- EASY MAINTAINED GARDEN TO REAR WITH ENTERTAINMENT AREA

**Asking Price £475,000**



### Entrance

Via double glazed entrance door with matching side panel leading into

### Entrance Hall

Radiator, wooden effect ceramic tiled flooring, coving to textured ceiling, access to loft with pull down ladder, double doors to Storage cupboard, doors to:

### Bedroom

7'7" x 8'11" (2.30m x 2.72m)

Double glazed window to side, radiator, door to Storage cupboard.

### Lounge

15'5" x 20'1" max into bay (4.71m x 6.14m max into bay)

Double glazed bay window, living flame effect gas fire set in feature surround, double radiator, radiator, TV point, wall lights, double door to:

### Family Kitchen/Dining Room

17'9" x 21'6" (5.41m x 6.56m)

Fitted with a range of base and eye level units with worktop space over, breakfast bar, matching island unit, 1+1/4 bowl stainless steel sink unit with stainless steel swan neck mixer tap with the addition of being able to produce direct boiling water, integrated dishwasher, housing for American style fridge/freezer, eye level electric fan assisted double oven, built-in 6 zone bridging induction hob with hood over, two radiators, ceramic tiled flooring, sunken ceiling spotlights, opening to Sitting Room, door to:

### Utility Room

5'5" x 11'11" (1.64m x 3.62m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, eye level electric fan assisted double oven, radiator, door to garden area.

### Sitting Room

18'9" x 11'11" (5.71m x 3.62m)

Two double glazed windows to side, two double radiators, radiator, ceramic tiled flooring, sunken ceiling spotlights and roof lantern with electrically operated blind, French style double doors to garden.

### Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboard under, low-level WC and heated towel rail, extractor fan, wall mounted mirror ceramic tiling to all walls, ceramic tiled flooring.

### Master Bedroom

16'2" x 15'8" (4.93m x 4.77m)

Double glazed window, radiator, sunken ceiling spotlights, door to:

### Wet Room

Fitted with three piece comprising walk-in shower area, vanity wash hand basin with cupboard under, low-level WC and heated towel rail, extractor fan, wall mounted mirror, obscure double glazed window.

### Bedroom

9'8" x 11'1" (2.95m x 3.39m)

Double glazed window to front, radiator, textured ceiling with sunken ceiling spotlights.

### Bedroom

7'10" x 7'11" (2.38m x 2.42m)

Double glazed window to side, radiator.



### Outside

To the rear is mainly laid to Astro-turf style lawn, shrub borders, garden shed and a covered paved patio for entertaining with power and light. There is a single garage with power and light and with a personal door from the garden accessed from the driveway with roller door. There is also a lawned area and a further hardstanding mainly laid to slate chipping and borders.

### General

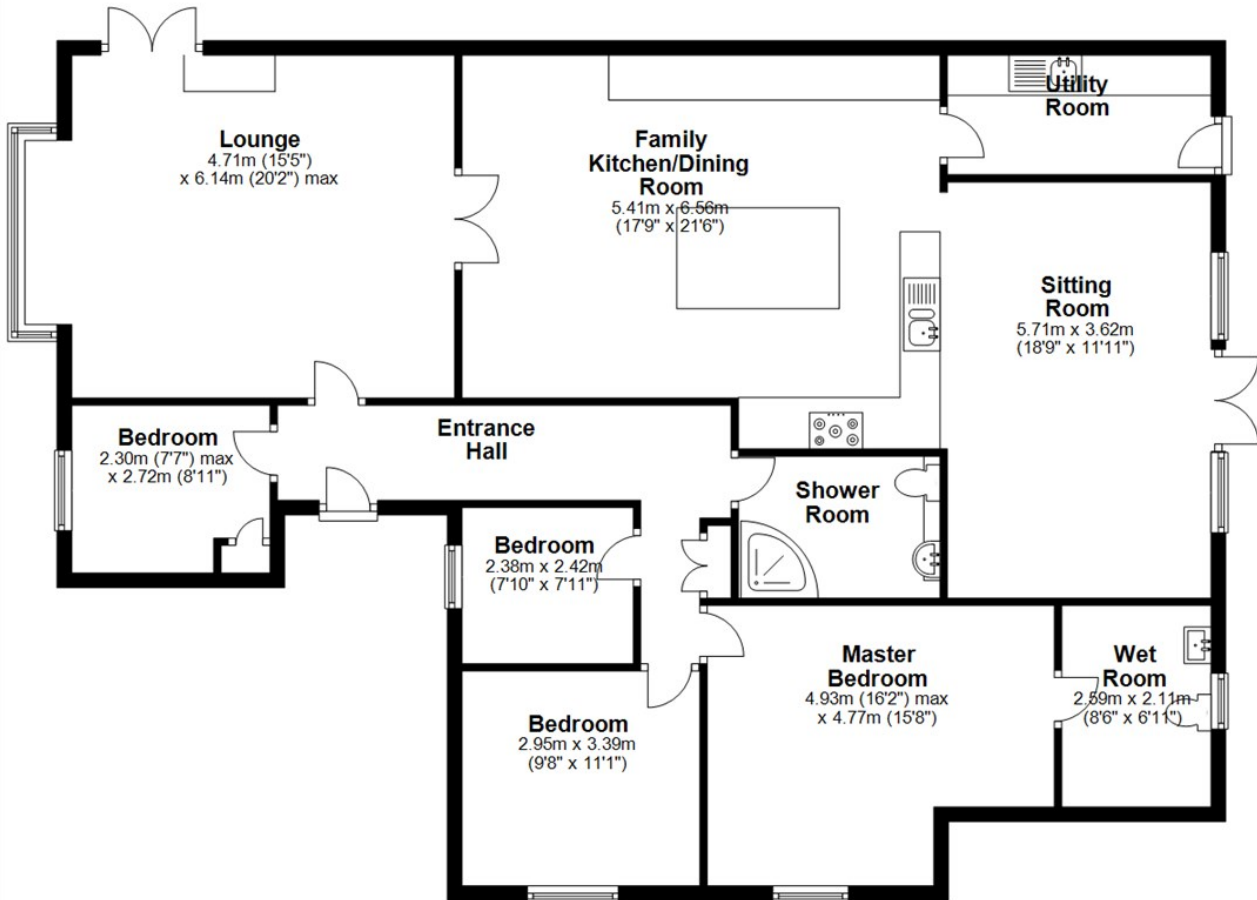
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Council Tax: Band E. Paid to Nuneaton & Bedworth Borough Council.




## Ground Floor

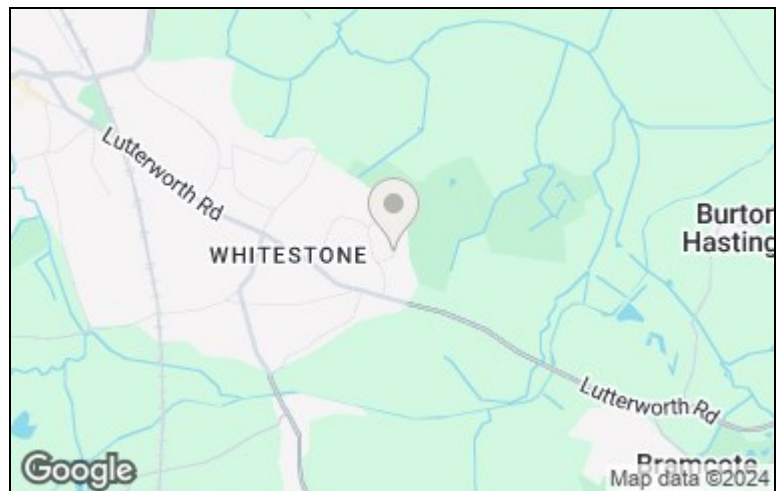
Approx. 155.4 sq. metres (1673.2 sq. feet)



Total area: approx. 155.4 sq. metres (1673.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) <b>A</b></div></div>			<div><div></div><div>82</div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>		<div><div></div><div>60</div></div>	
<div><div></div><div>(39-54) <b>E</b></div></div>			
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
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) <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	



# WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

