



**Chaucer Drive, Nuneaton
Warwickshire CV10 9SB
Offers Over £325,000**

Pointons Estate Agents are pleased to offer this Detached Family Home located in a popular semi-rural village and having a corner position to cul-de-sac.. This Centrally Heated and Upvc Double Glazed property briefly comprises on the ground floor: Porch Entrance, Hall, Living Room, Dining Room, Kitchen, Utility Room and Guest EC. To the first floor: Four Bedrooms, En-Suite Shower Room and Bathroom. Outside there are Gardens to the Front and Rear. The front having Off Road Parking for numerous vehicles, with side lawn and access to the Integral Garage. The enclosed rear briefly has paved patio and lawn. Viewing is recommended to appreciate whats on offer.



Porch

Having upvc double glazed French doors, upvc double glazed flush side windows, tiled flooring and upvc door to:

Hall

Having central heating radiator, power points, stairs to the first floor landing and door off which leads:

Living Room

16'4" (max) x 13'2" (4.98m (max) x 4.01m)

Having feature fireplace with inset living flame gas fire, central heating radiator, power points and upvc double glazed flush bay window.

Dining Room

10'9" x 8'9" (3.28m x 2.66m)

Having central heating radiator, power points and double glazed sliding patio doors to the rear garden.

Kitchen

10'9" x 10'11" (3.28m x 3.32m)

Having a 1.5 bowl stainless steel single drainer sink unit set in a rolled top work surface with a range of fitted units above and below. Adjacent matching rolled top work surface with a matching range of fitted units above and below. Flush fitted hob with extractor hood above and built in oven/grill. Central island with matching work surface and fitted units below. Tiled splash backs to work surfaces, power points, ceramic tiled flooring, walk in pantry, central heating radiator, upvc double glazed flush window and doors off which lead:

Utility

6'9" x 4'6" (2.07m x 1.38m)

Having stainless steel single drainer sink unit set in rolled top work surface, fitted units above and below, space and plumbing for domestic appliances, tiled splash backs, central heating radiator, ceramic tiled flooring, upvc double glazed flush window and exit door to the rear garden.

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Being half tiled and having a white suite comprising of wash hand basin set in a vanity unit and low level WC. Ceramic tiled flooring, central heating radiator and upvc double glazed frosted flush window.

Integral Garage

16'4" x 8'0" (4.99m x 2.45m)

Having power points, combination boiler and metal up and over door.

Landing

Stairs to the first floor landing having power point, airing cupboard and loft access, doors off which lead:

Bedroom 1

15'3" (max) x 13'2" (4.65m (max) x 4.01m)

Having fitted wardrobes, power points, central heating radiator and upvc double glazed flush bay window.

En-Suite Shower Room

Being part tiled and having a white suite comprising of shower cubicle with fitted shower, wash hand basin set in vanity unit and low level WC. Central heating radiator and upvc double glazed frosted flush window.

Bedroom 2

15'4" x 8'0" (4.68m x 2.44m)

Having wood effect laminate flooring, power points, two central heating radiators and upvc double glazed flush windows to the front and rear.

Bedroom 3

8'0" x 8'7" (2.44m x 2.62m)

Having central heating radiator, power points and upvc double glazed flush window overlooking the rear garden.

Bedroom 4

9'0" x 7'7" (2.75m x 2.30m)

Having central heating radiator, power points and upvc double glazed flush window overlooking the rear garden.

Bathroom

Being part tiled and having a white suite comprising of a panelled bath with fitted shower unit above, wash hand basin set in a vanity unit and low level WC. Central heating radiator and upvc double glazed frosted flush window.

Outside

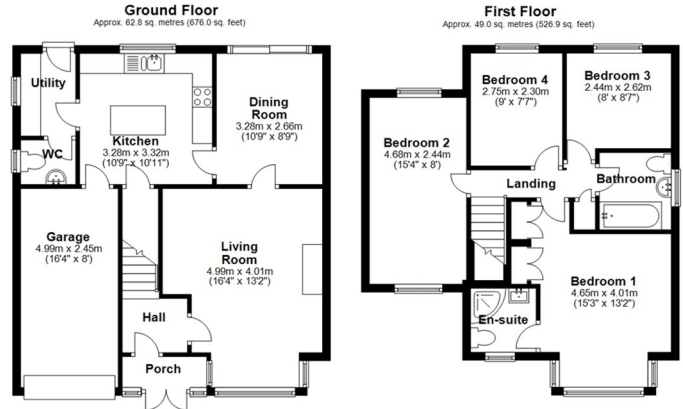
The property has the benefit of a tarmacadam driveway, providing parking for numerous vehicles, side lawn, direct access to Integral Garage and side access leading to the rear which briefly benefits from a paved patio, lawn, timber shed and established conifers.

Tenure

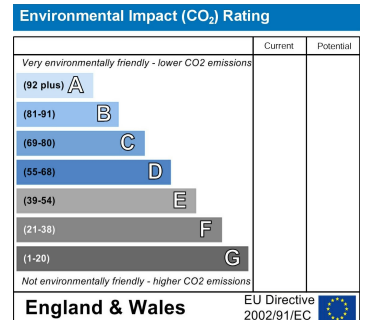
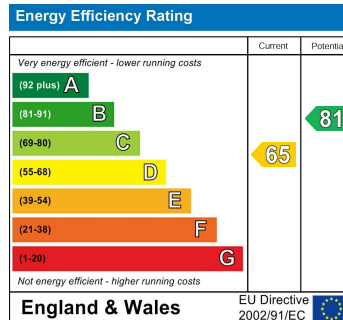
We are advised that the property is freehold, however, this should be confirmed by your legal representative. Council Tax band D

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.



Total area: approx. 111.8 sq. metres (1202.9 sq. feet)



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