Pointons
independent estate agents

Middelburg Close, Nuneaton
CV11 6PZ
Asking Price £575,000
Freehold - Nuneaton & Bedworth Borough Council Band: D - EPC: B

Nestled in the desirable cul-de-sac of Middelburg Close in Whitestone, this charming detached house offers a perfect blend of comfort and convenience. Built in the 1970';s the property boasts a spacious layout with three inviting reception rooms, ideal for both relaxation and entertaining.

With four well-proportioned bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the generous parking capacity, accommodating up to ten vehicles, making it perfect for families with multiple cars or for hosting gatherings. Additionally, the detached double garage offers further storage options or potential for a workshop.

The house backs onto Pauls Land, providing a serene backdrop and a sense of privacy. The surrounding area is known for its community spirit and accessibility to local amenities, making it a sought-after location for families and professionals alike. This property presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant neighbourhood. With its spacious interiors, ample parking, and attractive location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

Entrance
Via double glazed sliding door leading into

Porch
Double glazed window to side, double glazed door with matching side panel to:

Entrance Hall
Radiator, wooden flooring, stairs to first floor landing with spindles, doors to:

Sitting Room
11'0" x 9'3" (3.36m x 2.82m)
Double glazed window to front, radiator, wooden flooring, TV point, wall lights, coving to ceiling.

Cloakroom
Obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring.

Lounge
23'7" x 12'11" (7.19m x 3.93m)
Double glazed bay window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, two radiators, wooden flooring, TV point, coving to textured ceiling, double doors to:

Dining Room
19'3" x 12'11" (5.88m x 3.94m)
Radiator, wooden flooring, coving to textured ceiling, double glazed sliding patio door to garden, door to:

Kitchen/Breakfast Room
19'3" x 16'7" (5.88m x 5.06m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, range, cooker, double glazed window to rear, double radiator, ceramic tiled flooring, sunken ceiling spotlights, concealed boiler serving heating system and domestic hot water, door leading back to hallway and double glazed obscure door to:

Utility
7'10" x 5'1" (2.38m x 1.55m)
Wall mounted units and round edged worktops with tiled surround, plumbing for washing machine, space for tumble dryer, double glazed window to side, ceramic tiled flooring, double glazed door to side.

Galleried Landing
Obscure double glazed window to front, radiator, wooden flooring, coving to ceiling, access to loft space, doors to:

Master Bedroom
12'11" x 12'5" (3.93m x 3.79m)
Double glazed window to front, fitted wardrobes with hanging rails and shelving, bedside cabinets, radiator, wooden flooring, coving to textured ceiling, door to:

Balcony
3'6" x 19'9" (1.07m x 6.03m)
With wrought iron railings.

Bedroom
12'11" x 12'11" (3.93m x 3.93m)
Double glazed window to rear, radiator, wooden flooring.

Bedroom
9'1" x 7'4" (2.78m x 2.23m)
Double glazed window to rear, radiator, coving to ceiling.

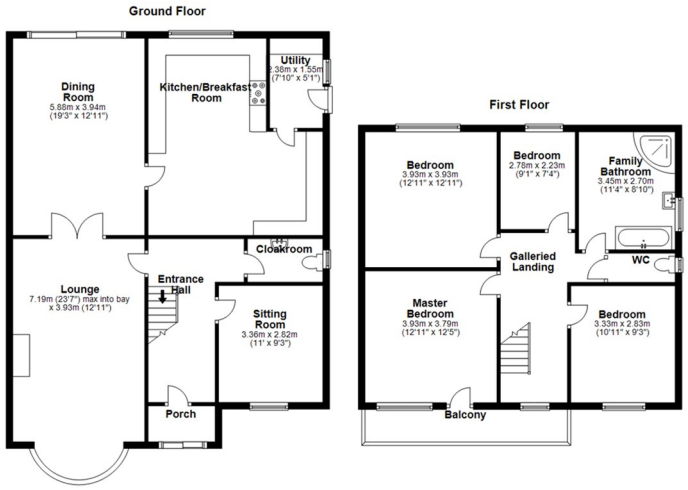
Bedroom
10'11" x 9'3" (3.33m x 2.83m)
Double glazed window to front, built-in wardrobes with hanging rails and shelving, radiator, wooden flooring, coving to textured ceiling.

Family Bathroom
Recently refitted with three piece suite comprising deep roll top bath, vanity wash unit with cupboard under and mixer tap and tiled shower enclosure, part ceramic tiled walls, heated towel rail with radiator, obscure double glazed window to side, ceramic tiled flooring, sunken ceiling spotlights, linen cupboard housing hot water tank with slatted shelving.

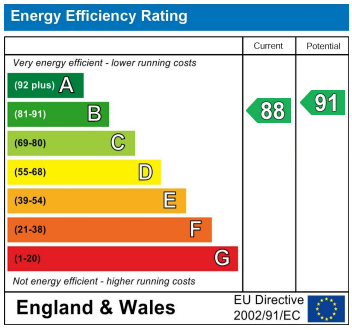
W C
Obscure double glazed window to side, low-level WC, half height ceramic tiling, radiator, ceramic tiled flooring.

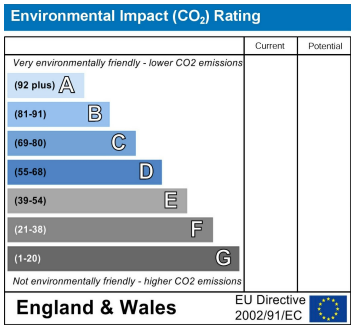
Outside
To the rear is an enclosed garden mainly laid to lawn with shrub borders block paved patio and extended driveway beyond wrought iron gates providing vehicular access to detached double garage. To the front is a a driveway providing further parking, lawn area and access to entrance

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 is band E payable to Nuneaton & Bedworth Borough Council.



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





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