

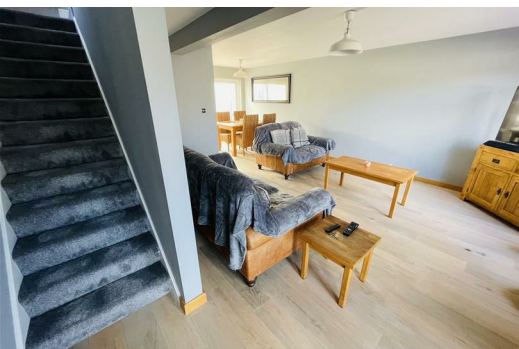


12 Quantock Drive, Church Farm Nuneaton CV10 8PU Offers Over £220,000

Nestled in the charming area of Church Farm on Quantock Drive, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property has been thoughtfully designed to maximise space and functionality. Originally a three-bedroom layout, the current configuration allows for a more spacious living experience, perfect for small families or couples.

Upon entering, you are greeted by a welcoming porch leading into a reception room that serves as a perfect gathering space for family and friends. The stunning bathroom is a standout feature, offering a modern and stylish retreat for relaxation. Additionally, the property boasts a lovely conservatory, which floods the home with natural light and provides a serene spot to enjoy the garden views throughout the seasons.

This semi-detached house on Quantock Drive is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in a desirable location. With its appealing features and potential for personalisation, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.



Porch

Wooden effect flooring, double doors to:

Lounge/Dining Room

23'10" x 17'0" (7.26m x 5.19m)

Double glazed window to front, radiator, two double radiators, wooden laminate flooring, stairs to first floor landing, double glazed sliding patio door to Conservatory, opening leading into:

Fitted Kitchen

9'5" x 8'5" (2.88m x 2.56m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, integrated dishwasher, space for fridge/freezer, gas, eye level electric fan assisted oven, four ring gas hob with extractor hood, double glazed window to rear.

Conservatory

Radiator, wooden laminate flooring, double glazed double doors to garden

Landing

Double glazed window to side, radiator, doors to:

Bathroom

Four piece suite comprising roll top bath with hand shower attachment, pedestal wash hand basin, double shower area with glass screen and low-level WC, tiling to all walls, heated towel rail, extractor fan, two double glazed windows to rear, ceramic tiled flooring.

Bedroom

18'10" x 9'9" (5.74m x 2.97m)

Window to front, double radiator, sunken spotlights, door to:

Walk in Wardrobe

Double glazed window to rear, radiator.

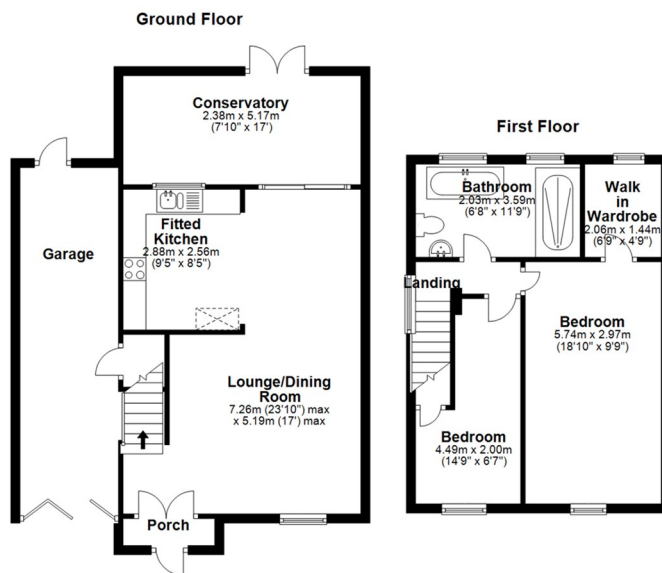
Bedroom

14'9" x 6'7" (4.49m x 2.00m)

Double glazed window to front, double radiator,

Garage

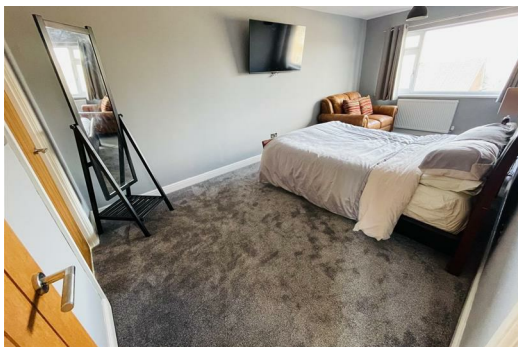
With rear door, power connected, wall mounted combination boiler serving heating system and domestic hot water plumbing for washing machine, bi-fold door from the front and door to under-stairs storage cupboard.



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		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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