



**Hayes Road, Hartshill  
Nuneaton CV10 0NH  
£335,000**

Nestled in the heart of this charming historic village of Hartshill, this delightful detached house on Hayes Road offers a perfect blend of modern living and serene surroundings. Built 2009, the property boasts a contemporary design spread over three spacious storeys, providing ample room for families or those seeking extra space.

Upon entering, you are welcomed into an entrance hall, with generous reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features four well-proportioned bedrooms, ensuring that everyone has their own private retreat. With the master suite having an ensuite and the family bathroom recently being re-fitted, morning routines will be a breeze, accommodating the needs of a busy household. The property also benefits from parking for two vehicles and a garage is also at the property, a valuable asset in today's busy world. The village location adds to the appeal, offering a sense of community while still being conveniently close to local amenities and transport links.

This home is perfect for those who appreciate the tranquillity of village life without sacrificing modern comforts. Whether you are looking to settle down or invest in a property with great potential, this house on Hayes Road is a wonderful opportunity not to be missed.



## Entrance

Via double glazed entrance door leading into:

## Entrance Hall

Radiator, stairs to first floor landing with spindles, doors to:

## Cloakroom

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

## Kitchen/Dining Room

17'6" x 9'4" (5.33m x 2.84m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, bay window to front, double radiator, ceramic tiled flooring, sunken ceiling spotlights.

## Storage

Under-stairs storage cupboard

## Lounge

10'6" x 16'2" (3.20m x 4.92m)

Double glazed window to rear, double radiator, wooden flooring, telephone point, TV point, double glazed French style double doors to garden.

## Landing

Stairs to second floor landing with spindles, doors to:

## Bedroom

13'8" x 9'4" (4.17m x 2.84m)

Double glazed window to rear, radiator.

## Bedroom

9'11" x 9'4" (3.02m x 2.85m)

Double glazed window to front, built-in wardrobes with full-length mirrored sliding doors, hanging rails and shelving, radiator,

## Bedroom

10'6" x 6'5" (3.20m x 1.96m)

Double glazed window to rear, double radiator.

## Airing Cupboard

Airing cupboard hot water cylinder with linen shelving.

## Bathroom

Recently refitted with three piece suite comprising deep panelled bath with shower over and glass screen, vanity wash hand basin with drawers and mixer tap and low-level WC, ceramic and tiling to all walls, heated towel rail, shaver point, obscure double glazed window to front, ceramic tiled flooring.

## Landing

Radiator, door to:

## Master Bedroom

20'5" x 9'6" (6.23m x 2.90m)

Double glazed window to front, double glazed skylight to rear, two radiators, fitted Hammonds wardrobes, double doors to built in wardrobe, door to storage cupboard and further door to:

## En-suite Shower Room

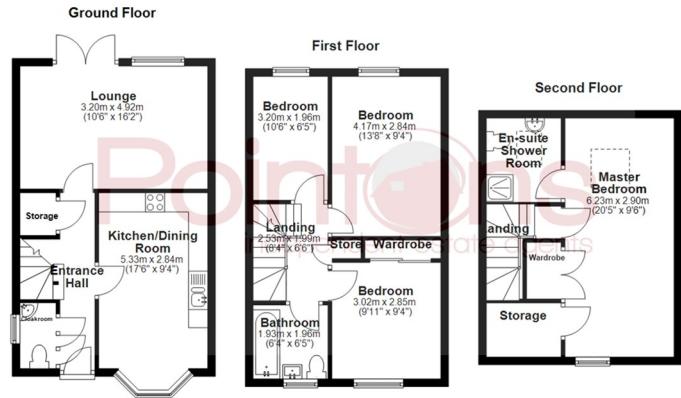
Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and shaver point tiled splashback, double glazed skylight to rear, radiator, access to loft space.

## Outside

To the rear is an enclosed garden with paved patio, lawn and timber decking, side pedestrian access to tarmac driveway providing parking and access to detached garage. There is also an electric vehicle charging point. To the front is a garden of easy maintenance with wrought iron works surround and further gated access

## 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. Council tax band D payable to North Warwickshire Borough Council.



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	82	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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