



Barleyfield Road, Weddington Nuneaton CV10 0FP Asking Price £435,000

Nestled on the desirable cul-de-sac location of Barleyfield Road in Weddington, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, each equipped with air conditioning, two with en-suite shower rooms, this home ensures a cool and pleasant atmosphere throughout the warmer months. The property boasts a welcoming entrance hall that leads to a spacious reception room, as well as a family dining kitchen room, ideal for both relaxation and entertaining guests.

The house features a guest cloakroom adds to the convenience of this thoughtfully designed home. Outside, you will find a charming summer house, perfect for enjoying the garden or as a quiet retreat for reading and relaxation as well as an easy to maintain garden with patio and veranda.

Parking is a breeze with space for three cars, an integral garage with personal door and the inclusion of an electric vehicle charge point caters to the needs of modern living. This property is not just a house; it is a home that offers a comfortable lifestyle in a sought-after location. Whether you are looking for a family residence or a place to entertain, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.



Entrance

Via canopy porch with double glazed entrance door leading into:

Entrance Hall

Radiator, Amtico flooring, sunken ceiling spotlights, stairs to first floor landing with spindles, door lounge and garage, and further doors to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and ceramic and half height tiling to all walls, extractor fan, radiator and wooden laminate flooring.

Kitchen/Dining Room

9'9" x 26'8" (2.97m x 8.14m)

Fitted with a matching range of base and eye level units with worktop space over with acrylic, 1+1/4 bowl composite sink with drainer and swan neck mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, electric hob with extractor hood over, double glazed window to rear, radiator, Amtico flooring, sunken low-voltage ceiling spotlights, two double glazed double doors to garden, double doors leading back to:

Lounge

18'4" x 10'10" (5.59m x 3.31m)

Double glazed window to front, two radiators, Amtico flooring, telephone point, TV point and door leading back to entrance hall.

Landing

Radiator, access to boarded loft space with power light and pull down ladder, store / airing cupboard with hot water cylinder and linen shelving, further storage cupboard with hanging rails. Doors to:

Bedroom

17'1" x 11'1" (5.21m x 3.38m)

Being Air conditioned, and having a double glazed window to front, double radiator and door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled double shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and extractor fan tiled splashback, obscure double glazed window to side, radiator and ceiling spotlights.

Bedroom

9'7" x 11'11" (2.91m x 3.62m)

Being air conditioned and having two double glazed windows to front, double radiator, built in wardrobe with rail, and further door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to side, extractor fan, radiator and sunken ceiling spotlights.

Bedroom

8'11" x 10'5" (2.73m x 3.17m)

Currently being used as a home hair salon, (owner will return back to normal bedroom) and being air conditioned, double glazed window to rear and double radiator.

Bedroom

10'2" x 8'5" (3.11m x 2.57m)

Being air conditioned, double glazed window to rear and double radiator

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin and WC, tiled splashbacks, extractor fan, obscure double glazed window to rear, radiator and sunken ceiling spotlights.

Garage

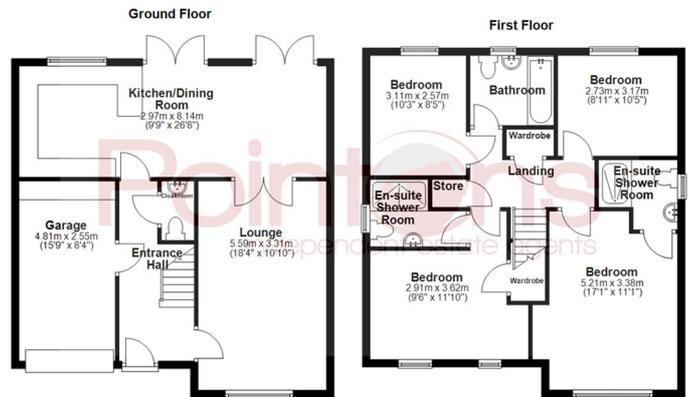
Up and over door, wall mounted gas boiler serving heating system and domestic hot water, personal door leading into entrance hall.

Outside

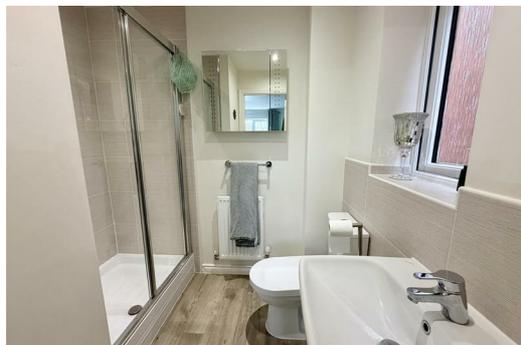
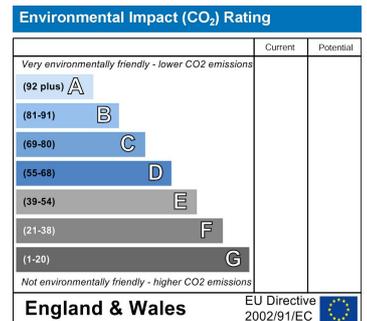
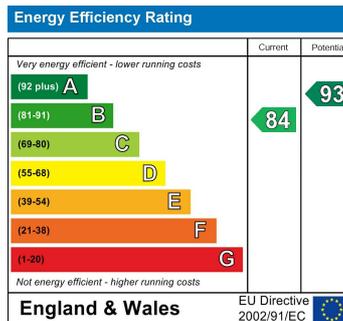
To the rear is an enclosed garden with side pedestrian access, which is of easy maintenance benefiting from Astro tur, paved patio with fixed veranda, electric points and tap. A summer house which has power and lighting. To the front there is a driveway for three cars, further electric socket and an EV charge point (which can be turned on and off from inside the property for secure use.) Outside also benefits from C.C.T.V for that added peace of mind.

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 is payable to Nuneaton & Bedworth Borough Council and is Band E



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



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