



Cornhill Walk
Nuneaton

O.I.R.O **£340,000**

*** WHAT A GREAT POSITION THIS PROPERTY HAS ***. Mark Webster estate agents are delighted to be able to offer for sale this exceptionally well situated 4 bedroom modern three storey family home located on this delightful small development built by 'Owl Homes'. Viewing is considered essential.

ENTRANCE HALL

Having a composite style double glazed entrance door with adjoining double glazed side screen, laminated wooden effect flooring, stairs leading off to the first floor landing, double panelled radiator, under stairs storage cupboard and doors leading off to...

GUEST WC

7' 10" x 3' 9" (2.39m x 1.14m)

Opaque double glazed window to side aspect, single panelled radiator, laminated wooden effect flooring, pedestal wash hand basin and tiled splash back area.

MODERN KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to front aspect, laminated wooden effect flooring, wide range of 'Dove Grey' coloured base and eye level units, tall larder style unit, inset stainless steel low level double oven, integrated fridge freezer, space and plumbing for a washing machine, square edge work surfaces with matching up stands, built in dishwasher, recessed LED ceiling down lights.

REAR LOUNGE/DINER

16' 10" x 14' 7" (5.13m x 4.44m)

Having double glazed French doors leading out to the rear garden, laminated wooden effect flooring and two double panelled radiators.

FIRST FLOOR LANDING

Double glazed window to front aspect, stairs leading off to the second floor landing, door to a useful storage cupboard and further doors leading off to...

BEDROOM TWO

12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

11' 5" x 9' 6" (3.48m x 2.9m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM FOUR

7' 2" x 11' 2" (2.18m x 3.4m)

Double glazed window to rear aspect and a double panelled radiator.



FAMILY BATHROOM

9' 5" x 6' 4" maximum (2.87m x 1.93m)

Opaque double glazed window to side aspect, double panelled radiator, laminated wooden effect flooring, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer shower over, shower screen and tiled splash back areas.

SECOND FLOOR LANDING

Door to a very good sized storage room and a further door to the master bedroom.

MASTER BEDROOM

13' 4" x 18' 4" maximum (4.06m x 5.59m)

A magnificent master bedroom with double glazed French doors providing a Juliet style balcony, fitted wardrobes to one wall, single panelled radiator, double glazed window to side aspect and a door to...

ENSUITE

10' 5" x 3' 10" (3.18m x 1.17m)

Double glazed Velux window to rear aspect, laminated wooden effect flooring, pedestal wash hand basin, low level WC, tiled shower cubicle having a chrome mixer style shower, tiling to half height.

TO THE EXTERIOR

The property has a delightful position with superb aspects to the front, side driveway providing off road parking and access to the single garage. The rear garden is beautifully maintained having a paved patio, lawn, planted borders and a rear decked patio area.

GARAGE

17' 8" x 9' 3" (5.38m x 2.82m)

Double glazed window and door to side aspect, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

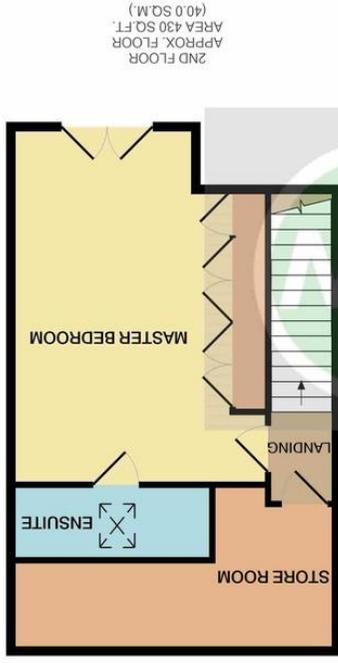
COUNCIL TAX BAND: D



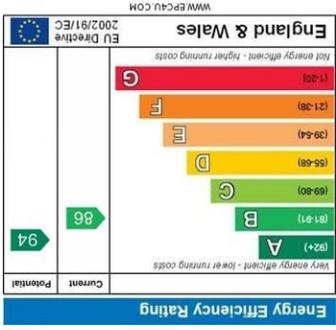
131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

Mon - Fri: 9:00am - 5:30pm
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