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Windmill Road  
Nuneaton

O.I.R.O £425,000

\*\*\* VERY LARGE EXTENDED DETACHED HOME - TAKE A LOOK AT THE SIZE OF THE REAR GARDEN - MUCH IMPROVED \*\*\*. This is a nicely situated double fronted detached family home offering an excellent range of spacious accommodation standing on a generous plot on this popular road in Nuneaton. Internal viewing is considered essential.



## ENTRANCE HALL

Having an attractive opaque double glazed composite entrance door with adjoining side screens, travertine tiled floor, stairs leading off to the first floor landing, column style radiator, oak doors leading off to...

## GUEST WC 4' 8" x 2' 10" (1.42m x 0.86m)

Low level WC and a wash basin with useful vanity storage beneath.

## LOUNGE 23' 3" x 12' 10" maximum width (7.09m x 3.91m)

Double glazed bay window to front aspect, laminated wooden effect flooring, recessed LED ceiling down lights, two column style radiators, chimney breast having an inset cast iron log burning stove with a decorative wooden beamed mantle and French Doors leading out onto garden/patio.

## REFITTED KITCHEN/DINER 25' 8" x 10' 10" (7.82m x 3.3m)

Having double glazed windows to front and rear aspects, travertine tiled floor, two column style radiators, recessed LED ceiling down lights, wide range of 'Shaker' style base and eye level units, stainless steel electric oven with warming drawer beneath, eye level stainless steel microwave combi oven, Belfast style sink, wooden work surfaces, tiled splash back areas, built in fridge, stainless steel five ring gas hob with a stainless steel extractor hood above, glazed oak door to the utility room.

## UTILITY ROOM 7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed door leading out to the rear garden, travertine tiled floor, single panelled radiator, under stairs recess, single base unit, double eye level unit, space and plumbing for a washing machine, further appliance spaces, wooden work top, stainless steel sink, tiled splash back area, wall mounted Worcester combination boiler.

## FIRST FLOOR LANDING

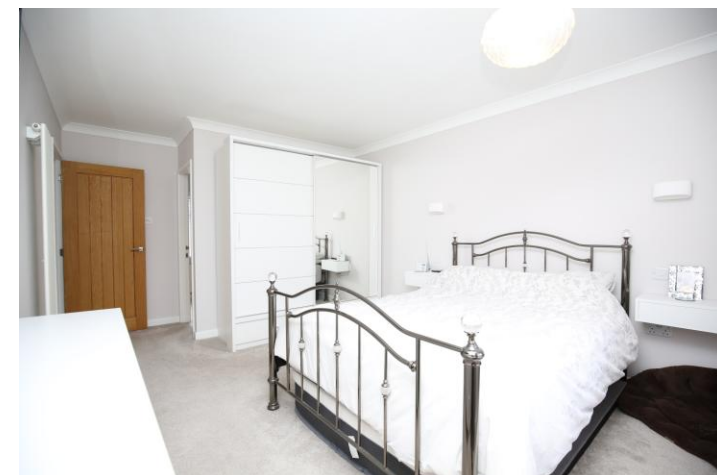
Access to the roof storage space, useful corner storage cupboard and oak doors leading off to...

## BEDROOM ONE 11' 1" x 17' 5" maximum (3.38m x 5.31m)

Double glazed window to front aspect, column style radiator and an oak door to the en-suite.

## ENSUITE 8' 7" x 11' 1" maximum (2.62m x 3.38m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, wash basin with useful vanity storage drawers beneath & wall mounted cupboard, good sized shower enclosure having a chrome mixer shower with rainfall style shower head, tiled splash back areas.



**BEDROOM TWO 12' 2" x 11' 10" plus bay window (3.71m x 3.61m)**

Double glazed bay window to front aspect and a double panelled radiator.

**BEDROOM THREE 10' 10" x 10' 10" (3.3m x 3.3m)**

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

**BEDROOM FOUR 7' 10" x 6' 10" (2.39m x 2.08m)**

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

**REFITTED BATHROOM 7' 8" x 5' 9" (2.34m x 1.75m)**

Opaque double glazed window to rear aspect, recessed LED ceiling down lights with motion sensor, chrome towel radiator, low level WC, wash basin, useful vanity storage cupboards, panelled bath with an electric shower over, shower screen and tiled splash back areas.

**TO THE EXTERIOR**

To the front of the property there is a full width driveway providing ample off road parking and side gated access to the rear garden. The rear garden is an excellent size and is generally low maintenance having a large paved patio, good sized lawn, raised side slate chipped borders, rear decked patio, timber shed and fenced boundaries.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

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

**COUNCIL TAX BAND:** D

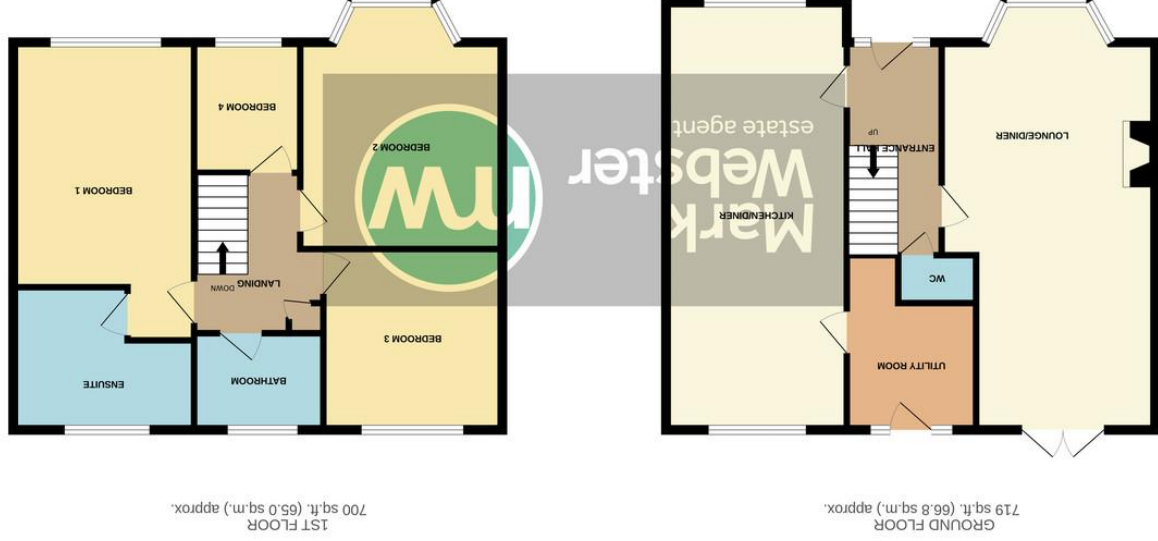
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