



Rockingham Drive
Nuneaton
£295,000

*** MODERN DETACHED FAMILY HOME ~ POPULAR RESIDENTIAL DEVELOPMENT ~ GARAGE ***. For sale with MARK WEBSTER estate agents is this very nicely positioned detached property briefly comprising: Guest WC, refitted kitchen, lounge/diner, garden room, three bedrooms, en-suite, family bathroom, driveway and gardens. Viewing is a must.

Rockingham Drive is located in a quiet, well-established residential area of Nuneaton that is particularly well suited to family life. The neighbourhood has a calm suburban feel, with modern family homes, private gardens and low traffic, making it a reassuring environment for children to grow up in. Many households in the area are long-term residents, which helps create a friendly, stable community where families feel settled and supported.

Families are well catered for when it comes to education, with a choice of primary and secondary schools nearby, including Chetwynd Junior School and George Eliot Academy, both within easy reach. This makes day-to-day school routines more manageable and appealing for parents with children of different ages.

Everyday amenities are conveniently close, with local shops and services available nearby and Nuneaton town centre just a short drive or bus journey away. This provides access to larger supermarkets, leisure facilities, cafes and restaurants, while still allowing families to enjoy a quieter home environment. Green spaces and parks in and around Nuneaton offer opportunities for outdoor play, family walks and weekend activities, helping to support a healthy, active lifestyle.

Transport links are another advantage, with good road connections, nearby bus routes and access to local train stations, making it practical for parents who commute and older children travelling independently. Overall, Rockingham Drive offers a comfortable balance of tranquillity, convenience and community, making it an appealing location for families looking to settle in a safe and welcoming area of Nuneaton.

RECEPTION HALL

Having a double glazed entrance door with an adjoining opaque double glazed side window, double panelled radiator, stairs leading off to the first floor landing, luxury vinyl tile flooring and doors to...

GUEST WC 5' 7" x 2' 7" (1.7m x 0.79m)

Opaque double glazed window to side aspect, luxury vinyl tile flooring, single panelled radiator, low level WC and a pedestal wash hand basin.

LOUNGE/DINER 10' 2" x 22' 0" plus bay window (3.1m x 6.71m)

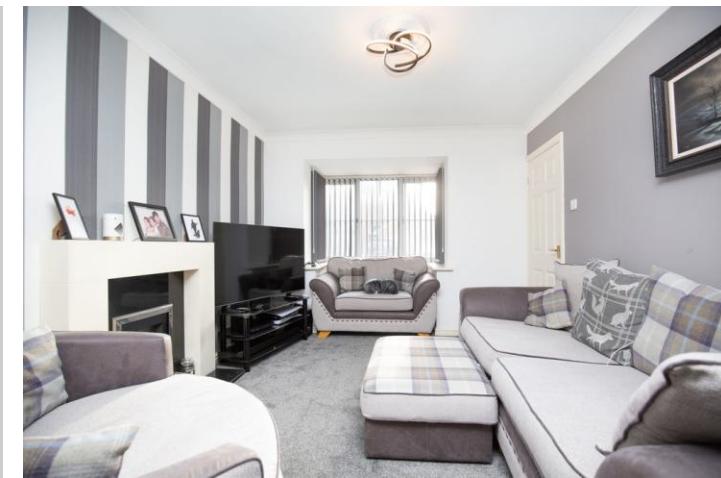
Double glazed square bay window to front aspect, two double panelled radiators, feature fireplace with an inset living flame gas fire, door to the kitchen and double-glazed French doors leading to...

GARDEN ROOM 12' 2" x 8' 10" maximum (3.71m x 2.69m)

Originally a conservatory that has been improved with a tiled and insulated roof having double glazed windows and French doors leading out to the rear garden.

REFITTED KITCHEN/DINER 16' 1" x 8' 8" (4.9m x 2.64m)

Double glazed window to rear aspect, opaque double glazed side entrance door, double glazed picture window to side aspect, luxury vinyl tile flooring, under stairs storage cupboard, wide range of two tone 'Shaker' style kitchen units with quartz effect square edge work surfaces, tiled splash back areas, sink, inset low level electric oven, 4 ring gas hob with a modern stainless steel extractor hood above, integrated dishwasher, space for an American style fridge freezer, tall unit also housing the eye level microwave.



FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE 10' 5" x 9' 8" (3.18m x 2.95m)

Double glazed window to front aspect, single panelled radiator, fitted double wardrobe and a door to...

EN-SUITE 8' 8" x 5' 1" (2.64m x 1.55m)

Opaque double glazed window to front aspect, chrome towel radiator, tiled floor, low level WC, wash basin with useful vanity storage beneath, good sized tiled shower enclosure having a chrome mixer style shower, tiling to half height

BEDROOM TWO 10' 3" x 7' 5" (3.12m x 2.26m)

Double glazed window to rear aspect, single panelled radiator and fitted wardrobes with sliding doors.



BEDROOM THREE 8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

FAMILY BATHROOM 8' 5" x 5' 8" (2.57m x 1.73m)

Opaque double glazed window to side aspect, chrome towel radiator, tiled floor, low level WC, pedestal wash hand basin, panelled bath having a chrome mixer style shower over, tiling to half height.



TO THE EXTERIOR

The property benefits from off road parking to the front and side with a detached single garage. The rear garden is a generous size having a good sized composite decked patio, paved patio, lawn and fenced boundaries.

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

SERVICES: We understand that all mains services are connected.

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

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.

1937 - These details are prepared as a general guide to illustrate representation Act 1937 - These details should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and my verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any costs other than when specific information has been requested.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. The seller has the obligation to check the legal status of the property or the validity of any guarantee. Agents must not assess the information given as correct, until their own solicitors have confirmed it. The measurements supplied are for general guidance and as such must not be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense.

Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final specification of the property prior to exchange of contracts.

WORKING ORDER. While our endeavours to make our sales particulars reliable and working order, have not been tested and therefore no guarantee can be given that they are in order, nevertheless, all fixtures, fittings, apparatuses and services have been installed and the photographs are for illustration only and may depict items not included in the sale of the property.

Rating	Current	Potential
A	22+	22+
B	18-21	18-21
C	16-18	16-18
D	15-16	15-16
E	13-14	13-14
F	12-13	12-13
G	10-11	10-11

Energy Performance Rating:

31 sq.ft. (49.3 sq.m.) approx.

15 sq.ft. (38.5 sq.m.) approx.

The floor plan illustrates a house layout with the following rooms and features:

- BEDROOM 1** (Yellow): Located on the left side of the main structure.
- BEDROOM 2** (Yellow): Located at the bottom left.
- BEDROOM 3** (Yellow): Located at the bottom right.
- BATHROOM** (Blue): Located on the right side.
- ENSUITE** (Blue): Located above the bathroom.
- PULLDOWN**: A storage area located between the laundry and the bathroom.
- LAUNDRY**: Located at the bottom center.

The plan also features a central entrance and a staircase leading to an upper level. The exterior is represented by a black border, and the interior rooms are colored in yellow and blue.

estate agent

Wet Bar

Lounge/Diner

KITCHEN

RECEPTION HALL

WC

GARDEN ROOM

Hourplan