



## 23 Arlington Way | Crowhill | CV11 6SS

\*\*\*DOUBLE STOREY EXTENSION TO THE REAR\*\*\* SPACIOUS DETACHED FAMILY HOME\*\*\*FIVE BEDROOMS\*\*\*THREE BATHROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*EXTENDED KITCHEN/DINER\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance porch, cloakroom, front living room, extended fitted kitchen/diner, office/study, and utility room. To the first floor are five bedrooms, and three bathrooms. Also benefiting from front driveway, providing off road parking. Up and over electric door leading to useful storage, and well maintained rear garden. Freehold. Council tax banding C. EPC Rating D.

## Offers In Region Of £349,950

- Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Two reception Rooms
- Extended Kitchen Diner & Utility



## Property Description

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### ENTRANCE PORCH

Having UPVC double glazed entrance door, laminate flooring.

### GUEST CLOAKROOM

Having low level w.c, wash hand basin, laminate flooring, Double glazed opaque window to front aspect.

### LIVING ROOM

15' 5" x 11' 8" (4.72m x 3.58m) Double glazed window to front aspect, double and single central heating radiators, feature fire place with electric fire, laminate flooring.

### KITCHEN/DINER

18' 0" x 15' 5" (5.49m x 4.7m) Having range of matching wall cupboards, base units and 'Island' incorporating drawers and integrated appliances, inset single drainer sink unit, work surfaces with complimentary tiling to splash back areas. Integrated double electric oven and hob with stainless steel extractor hood over, 'Baxi' combination boiler housed in wall unit. Further integrated appliances comprising: Fridge, freezer, dishwasher and microwave, Double glazed window to rear aspect, tiled flooring, double central heating radiator.

### OFFICE/STUDY

19' 1" x 6' 0" (5.84m x 1.83m) Having double glazed window to rear aspect, central heating radiator, laminate flooring.

### UTILITY ROOM

7' 8" x 6' 0" (2.36m x 1.85m) Having matching base units with work surfaces over, complimentary tiling to splash back areas, inset single drainer stainless steel sink unit, laminate flooring, space and plumbing for washing machine.

### STAIRS & LANDING

Having double glazed window to side aspect, fitted carpet, built in airing cupboard, access to roof space.

### BEDROOM ONE

14' 7" x 8' 9" (4.47m x 2.67m) Double glazed window to rear aspect, dual central heating radiators, laminate flooring.

### ENSUITE SHOWER ROOM

Having double corner shower cubicle with power shower, low level w.c, wash hand basin set into vanity unit, walls tiled to splash back areas, Double glazed window to rear aspect, heated towel rail.

### BEDROOM TWO

17' 10" x 6' 0" (5.44m x 1.85m) Double glazed window to front aspect, central heating radiator.

### BEDROOM THREE

14' 7" x 5' 8" (4.47m x 1.73m) Double glazed window to rear aspect, central heating radiator.

### BEDROOM FOUR

8' 11" x 8' 9" (2.74m x 2.67m) Double glazed window to front aspect, central heating radiator.

### BEDROOM FIVE

2.74m x 1.96m (9' x 6' 5") Double glazed window to front aspect, central heating radiator.

### BATHROOM ONE

Corner shower cubicle with electric shower, Jacuzzi bath, wash hand basin set into vanity unit, low level w.c, tiled flooring, walls tiled to splash back areas.

#### BATHROOM TWO

Having L-shaped bath with shower over, fitted shower screen, low level w.c, pedestal wash hand basin, heated towel rail, tiled walls and flooring, extractor fan.

#### STORAGE

14' 0" x 8' 0" (4.27m x 2.44m) Having up and over electric door with remote control, power and light.

#### FRONT GARDEN

Paved driveway providing Off Road Parking for several vehicles.

#### REAR GARDEN

Enclosed rear garden having slabbed patio area and lawn.

#### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC D.

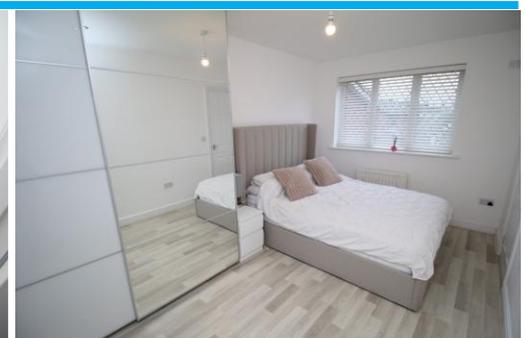
Located in a low flood risk area.

The Vendor has informed the agents, they are not aware of any building safety issues.

The vendor has informed the agents they are not aware of any planning considerations.

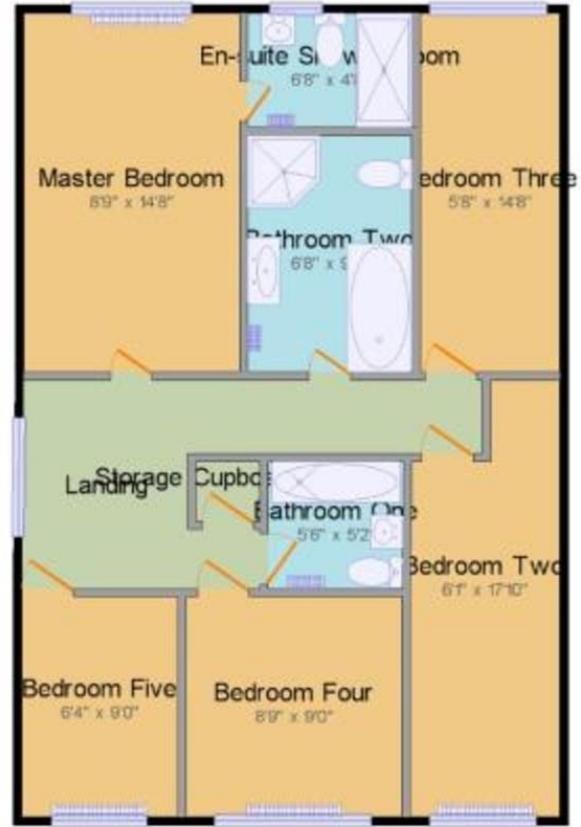
The Vendor has informed the agents construction is Standard Brick.

TENURE: we understand from the vendors that the property is





Ground Floor



1st Floor

## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements