



**28 Maize Way, The Zu
Nuneaton CV10 9AN
Offers Over £325,000**

Pointons Estate Agents are pleased to offer this immaculate detached residence located on a recently constructed development by A R Cartwright Homes. The property has been upgraded since built to ensure a modern contemporary style of living space. There are solar panels, who's ownership will be transferred to the new owner along with the feed in tariff generating income of approximately £800 a year in bill savings and fees in tariff income. An internal inspection is strongly recommended to appreciate the accommodation on offer comprising of a through hall, guest cloakroom, lounge with bay overlooking the landscaped garden to rear, fitted kitchen and dining area with double doors. To the first floor there is a landing, four bedrooms, master having ensuite shower room and family bathroom. Outside to the rear is an enclosed landscaped garden with timber decking area, lawn, borders and pedestrian access, with views over farmland. To the front is a block-paved driveway providing parking for three cars, access to entrance door and vehicle access to garage. Viewings are by prior appointment via the agents.



Entrance

Via canopy porch leading to double glazed entrance door with matching side panel leading into

Entrance Hall

Radiator, wooden effect ceramic tiled flooring, stairs to first floor landing with spindles, double door to Dining area, door to Storage cupboard and further doors to:

Cloakroom

Obscure double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring.

Lounge

13'3" x 14'11" (4.04m x 4.55m)

Double glazed windows to rear and side, radiators, double glazed French double doors to garden, TV and telephone points

Kitchen/Dining Room

28'9" x 9'2" (8.77m x 2.79m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with swan neck mixer tap, integrated fridge/freezer, plumbing for washing machine and dishwasher, eye level electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed bay window to front, double glazed window to rear, two double radiators, door to side elevation.

Landing

Double glazed window to front, radiator, access to loft with pull down ladder, door to airing cupboard housing hot water cylinder, doors to:

Master Bedroom

11'1" x 12'10" (3.38m x 3.90m)

Double glazed window to rear, fitted double wardrobe with full-length mirrored sliding, hanging rails and shelving, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash unit with cupboard under and mixer tap, low-level WC and heated towel rail, extractor fan, shaver point tiled splashbacks, obscure double glazed window to side, ceramic tiled flooring.

Bedroom

11'1" x 11'3" (3.38m x 3.44m)

Double glazed window to rear, radiator.

Bedroom

7'10" x 12'4" (2.40m x 3.75m)

Double glazed window to front, radiator.

Bedroom

7'6" x 8'9" (2.29m x 2.66m)

Double glazed window to front, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over, mixer tap and glass screen, vanity wash unit with cupboard under and mixer tap taps and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

Garage

Integral garage with power and light connected, being plastered and painted, up and over door.

Outside

To the rear is an enclosed garden with decking area, lawn and borders, isolated power point, lighting and pedestrian access. To the front is a block paved driveway providing parking for several vehicles as well as access to both garage and drive

Solar Panels

The solar panels feed a back up battery and provide power back to the grid generating an income for the next 18 years of approximately £800 a year in bill savings and fees in tariff income. The ownership of such will be transferred to the new buyers.

General

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.

Epc

EPC was produced prior to the solar panels being installed therefore this house could be achieving the 'A' rating meaning minimum cost to run and minimal impact to the environment

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

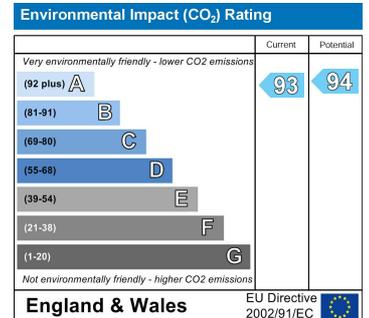
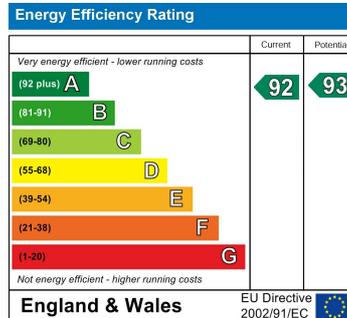
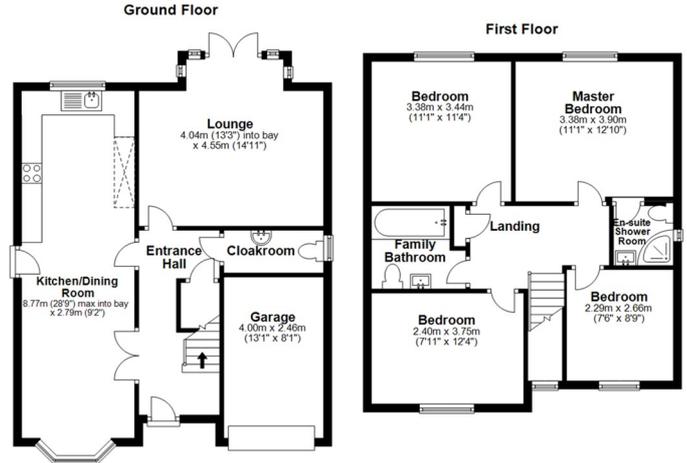
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



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