



**67 Bettina Close, Poplar Farm
Nuneaton CV10 9EX
Offers In The Region Of £289,950**

Pointons are delighted to offer for sale a unique opportunity to purchase this extended four bedroom detached house based on a corner plot located at the top of quiet cul-de-sac on Poplar Farm, Stockingford, Nuneaton located close to local shops, schools & transport links. Offering plenty of pleasing features to make the perfect family home offering a double garage, four well proportioned bedrooms, ample offroad parking, integrated kitchen as well as double glazing & gas central heating. In brief the property comprises of entrance hall, cloakroom, lounge, kitchen/diner, sun room/family room. To the first floor there are four well proportioned bedrooms & a family bathroom with a four piece suite. To the rear of the property is a generous garden having paved sections & lawned sections with Summer house to the bottom of the garden suitable for many uses with separate storage area at the back. The property has the added bonus of offering a double garage to make the perfect workshop space. To the front of the property is a block paved driveway providing offroad parking leading on front door & up & over door for garage. This property must truly be viewed to appreciate & would make an excellent family home for many years to come. To organise your viewing contact us today on 02476 373300. EPC- TBC



Entrance Hall

Having entrance door, understairs storage cupboard, radiator, central heating thermostat, wood effect tiled flooring & stairs off to the first floor.

W C

Fitted with two piece suite comprising of low level w.c, wash hand basin with taps, tiled floor & double glazed window to front.

Lounge

18'10" x 11'9" (5.74m x 3.58m)

Having double glazed bow window to front, feature living flame gas fire with hearth, telephone point, TV point, coving to ceiling & double glazed sliding doors through to sunroom.

Kitchen/Diner

18'2" x 9'11" (5.53m x 3.03m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with stainless steel swan neck mixer tap, built-in fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted double oven, built-in four ring hob with extractor hood over, double glazed window to side & wood effect tiled flooring.

Sun Room

8'5" x 2'70" (2.58 x 8.25)

Being of Half brick and UPVC double glazed construction, two radiators, power & lighting & double glazed French double doors into garden.

Landing

Double glazed window to rear with stained glass, access to loft with pull down ladder & doors off to various rooms.

Bedroom

10'0" x 11'11" (3.05m x 3.62m)

Double glazed window to front & radiator.

Bedroom

8'0" x 12'0" (2.44m x 3.65m)

Double glazed window to rear & radiator.

Bedroom

7'0" x 9'7" (2.14m x 2.91m)

Double glazed window to front & radiator.

Bedroom

7'8" x 10'1" (2.33m x 3.08m)

Double glazed window to rear & radiator.

Bathroom

Fitted with four piece suite having freestanding bath with taps & shower over, pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, obscure double glazed window to side, Storage cupboard housing gas combination boiler serving heating & hot water systems, heated towel rail & tiled flooring.

Outside (Front)

To the front of the property is a block paved driveway providing offroad parking for multiple cars leading onto front door & garage.

Outside (Rear)

To the rear of the property is an enclosed garden having paved section leading onto side for access to garage & gate onto front. To the rear of the garden is a lawned section with shrub borders. To the rear of the garden is a summer house to the bottom of the garden suitable for many uses with separate storage area at the back.

Double Garage

Having up & over door with power & lighting with further doors leading from driveway & into rear garden.

General Information

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.

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

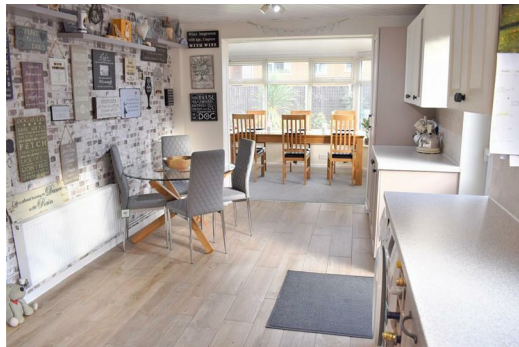
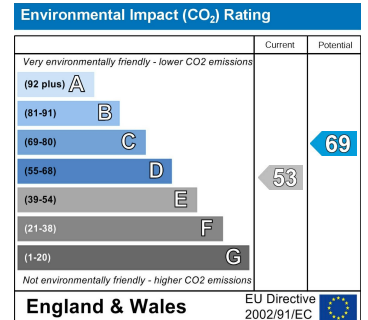
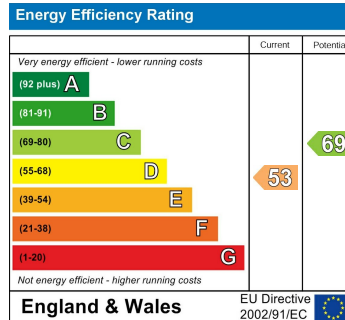
valuation tool for your convenience.

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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