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46 Gypsy Lane

Whitestone, Nuneaton, CV11 4SE

Asking Price Of £390,000

- Five bedroomed detached home
- Considerably extended & improved
- Sought after location
- Gas heating & Upvc Dbl Glazing
- Superb open plan lounge diner / kitchen
- Five beds ensuite & bathroom
- Drive garage & gardens
- EPC RATING TBC



This is a considerably extended and much improved detached residence situated along this highly sought after main road in the Whitestone area of the town. The property is presented in excellent order throughout and offers excellent family accommodation with lovely open plan lounge / diner / kitchen to the rear of the house providing modern living and giving it the wow factor ! Further benefits include gas fired central heating, upvc double glazing, alarm system, driveway for several vehicles, good sized rear garden along with excellent road links, nearby amenities and schools and an early viewing is essential. Briefly comprising: through hall, full width and extended open plan lounge / diner / kitchen, utility room, ground floor shower room, study / office, landing five bedrooms, ensuite shower room and family bathroom. Block paved driveway, garage and established, southerly facing, good sized rear garden.

VIEWINGS AVAILABLE NOW - SUBJECT TO COVID-19 PROTOCOL ADHERENCE.

ENTRANCE HALL

Having obscure uPVC double glazed entrance door and matching side screen, central heating radiator, bevelled effect laminate wooden flooring, coved ceiling, smoke alarm, stair case to the first floor and doors to:

STUDY

10' 4" max x 10' 6" max (3.15m x 3.2m) Having central heating radiator, uPVC double glazed window to the front, coved ceiling and laminate wooden flooring.

UTILITY ROOM

5' 8" x 8' 8" (1.73m x 2.64m) Having a range of fitted hi-gloss wall and base units with contrasting work

surface, inset single drainer sink with mixer tap, space and plumbing for automatic washing machine, concealed Vaillant boiler, tiled floor, central heating radiator and uPVC double glazed door to the side.

CLOAKROOM

Having fitted cloak pegs, tiled floor, door to Shower Room, internal door to Lobby with fitted cabinet, central heating radiator, florescent ceiling strip light, double door meter cupboard and internal door to Garage.

GROUND FLOOR SHOWER ROOM

7' 2" x 9' 1" (2.18m x 2.77m) Having a white suite comprising: -- low level w.c., wash hand basin, large shower cubicle, fully tiled walls and floor, inset ceiling spot lights, central heating radiator and extractor fan.

OPEN PLAN LOUNGE/DINER/KITCHEN

28' 4" max x 24' 2" max (8.64m x 7.37m)

KITCHEN AREA

Having a comprehensive range of refitted wall and base units with oak work surfaces, inset one and half bowl sink with mixer tap, Leisure Cookmaster range style cooker with tiled surround and inset extractor hood, space and plumbing for dishwasher, housing for American style fridge freezer, tiled floor and uPVC double glazed window to the side.

LOUNGE/DINING AREA

Having two central heating radiators, twin uPVC double glazed double opening patio doors to the rear, two Velux double glazed roof windows and laminate wooden flooring.

FIRST FLOOR LANDING

Having central heating radiator, uPVC double glazed feature window to the front, smoke alarm and doors to:

BEDROOM ONE

12' 7" max x 12' 11" max (3.84m x 3.94m) Having central heating radiator, uPVC double glazed window to the front, coved ceiling and door to:

ENSUITE

3' 11" x 9' 4" (1.19m x 2.84m) Having a refitted white suite comprising: - low level w.c. and wash hand basin inset to vanity unit, double width shower cubicle with Triton fitment, fully tiled walls and floor, inset ceiling spot lights, extractor fan and chrome heated towel rail.

BEDROOM TWO

12' 7" max x 12' 2" max (3.84m x 3.71m) Having central heating radiator, coved ceiling and uPVC double glazed window to the rear.

BEDROOM THREE

12' 2" x 11' 3" (3.71m x 3.43m) Having central heating radiator, built in four door wardrobe, coved ceiling and uPVC double glazed window to the rear.

BEDROOM FOUR

15' 9" x 7' 5" (4.8m x 2.26m) Having central heating radiator, coved ceiling and uPVC double glazed window to the front.

BEDROOM FIVE

9' 5" x 6' 6" (2.87m x 1.98m) Having central heating radiator, coved ceiling, loft access and uPVC double glazed window to the side.







BATHROOM

7' 9" x 7' 5" (2.36m x 2.26m) Having an antique style suite comprising: - low level w.c., pedestal wash hand basin, panelled bath with shower fitment over, tiled splash backs, extractor fan, inset ceiling spot lights, tall cabinet, central heating radiator/towel rail, part wooden panelled walls and obscure uPVC double glazed window to the side.

OUTSIDE

To the front of the property there is a mature flower bed, motion activated security light, tarmac driveway providing standing for several vehicles and gives direct access to the Garage (14' x 7'8") with up and over entrance door, power and lighting. The good sized rear garden has a paved patio, shaped lawn with well stocked borders, timber shed, further patio, cold water tap, lighting and conifer screen to the rear.



GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



TOTAL FLOOR AREA : 1907.42 sq. ft. (177.21 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

LOCAL AUTHORITY

Nuneaton and Bedworth Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements