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22 Copswood Avenue

Whitestone, Nuneaton, CV11 4TQ

Asking Price Of £260,000 •

- Very smart modern semi detached
- Much improved & well presented
- Popular location
- No upward chain
- C Heating & Dbl Glazing
- Three good sized bedrooms
- Drive part garage and landscaped rear
- EPC RATING D





Hawkins bring to the market this modern semi detached residence occupying a good sized plot and offering vastly improved and superbly presented accommodation throughout and no upward chain. The property benefits from gas fired central heating, upvc double glazing, block paved driveway, landscaped rear garden and is ideally positioned with excellent local amenities, schools, shops, road links and would suit someone looking to just drop the furniture into their next home - an early viewing is essential in order not to miss out. Briefly comprising: hallway, ground floor shower room, full length lounge / diner, refitted kitchen with integrated appliances, 19ft conservatory, landing, three good sized bedrooms, modern bathroom and separate WC, driveway, part garage / storage and landscaped rear garden.

#### HALLWAY

With obscure upvc double glazed entrance door, central heating radiator, bevelled effect laminate wooden flooring, coved ceiling, dog-leg staircase rising to the first floor accommodation, oak doors through to the lounge / diner and ground floor shower room.

#### GROUND FLOOR SHOWER ROOM

6' 11" x 7' 4" (2.11m x 2.24m) L shaped - maximum measurements  
Being fully tiled to the walls in attractive ceramics and having been refitted with a modern, white suite comprising: corner quadrant shower cubicle with hand held and rain head shower fittings, wash hand basin set in a vanity unit with double cupboard below and mixer tap, low flush wc. Curved chrome heated towel rail, pvc clad ceiling with inset ceiling spotlights, built in

store cupboard with fitted worksurface - plumbing and space for an automatic washing machine below and tumble dryer space above, electric consumer unit, electric meter. Tiled flooring and door through to the front into the part garage / store.

#### PART GARAGE / STORAGE

8' 11" x 8' 2" (2.72m x 2.49m) Approached over the driveway and having an up and over entrance door, power and lighting, personal door into the ground floor shower room.

#### LOUNGE / DINER

12' 8" x 23' 8" (3.86m x 7.21m) L shaped and maximum measurements  
Dining area with central heating radiator, upvc double glazed bow window to the front.

Lounge area with feature fireplace, wooden surround, marble inset and hearth incorporating a log effect electric fire, upvc double glazed slide and tilt door with matching picture windows into the conservatory, oak door through into the kitchen, central heating thermostat, central heating radiator, fitted smoke alarm and coved ceiling.

### KITCHEN

7' 6" x 14' 0" (2.29m x 4.27m) Having been newly fitted with a comprehensive range of shaker style units with stainless steel handles to four sides and comprising an inset one and a half bowl acrylic sink unit with stainless steel mixer tap and fitted base unit, additional base unit and drawers with contrasting transformation granite working surfaces over and matching upstands, built in double oven, stainless steel four ring gas hob, splash

back and glass / stainless steel chimney style extractor hood. wine / bottle rack, integrated tall fridge / freezer, slimline dishwasher and fitted wall cabinets with concealed lighting. Central heating radiator, upvc double glazed window to the rear, obscure upvc double glazed side exit door, tiled flooring.

### CONSERVATORY

7' 6" x 19' 7" (2.29m x 5.97m) Being of upvc construction with upvc double glazed windows and double opening doors out to the rear garden, polycarbonate roofing, part wooden panelled walls, central heating radiator, floor-mounted power points and lighting.

### LANDING

With obscure upvc double glazed window to the side, coved ceiling, oak doors off to all rooms and loft hatch.

### BEDROOM ONE

10' 3" x 12' 8" (3.12m x 3.86m) With central heating radiator, upvc double glazed window to the front, inset ceiling spotlights and coved ceiling.

### BEDROOM TWO

10' 9" x 10' 0" plus wardrobe depth (3.28m x 3.05m) With central heating radiator, upvc double glazed window to the rear, range of fitted bedroom furniture with wardrobes and draws.

### BEDROOM THREE

9' 11" x 6' 3" (3.02m x 1.91m) Currently used as a dressing room but with ample size for bedroom with central heating radiator, upvc double glazed window to the front, inset ceiling spotlights and coved ceiling.











### BATHROOM

9' 1" x 7' 11" (2.77m x 2.41m) L shaped and maximum measurements

Being fully tiled to the walls and having been refitted with a modern white suite comprising: panelled bath with corner mixer tap, double width walk in shower cubicle with hand held and rain head showers, wash hand basin set in a vanity unit with mixer tap and double cupboard below and a low flush WC. Curved chrome heated towel rail, obscure upvc double glazed window to the rear, built in store cupboard with fitted shelving and also houses the boiler for central heating and hot water systems. High gloss tiled flooring, pvc clad ceiling with combined inset lighting / extractor.

### SEPARATE WC

2' 8" x 5' 1" (0.81m x 1.55m) Fitted with modern white low flush wc, obscure upvc double glazed window to the side and tiled flooring.

### OUTSIDE

To the front of the property is block paved driveway providing motor vehicle parking for three cars, side pedestrian access via timber gate and path to the rear garden.

The rear garden is beautifully laid out and landscaped with patio, pathway, loose plum slate, raised borders containing a variety of flowers, shrubs, bushes and maturing trees. Situated to the extreme rear of the property is a large timber store shed with power and lighting and could be used for a variety of uses. To the side of this is another storage area and further timber shed. Outside power points and fenced boundaries.

### GENERAL INFORMATION

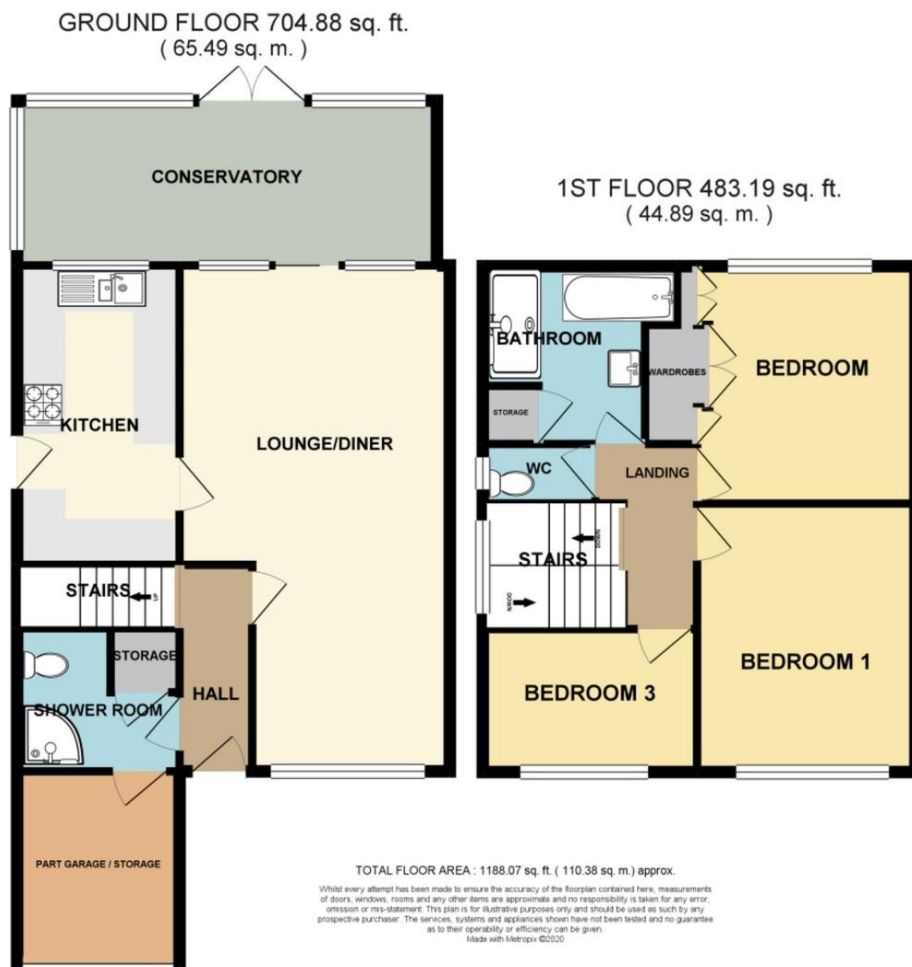
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.



## TENURE

Freehold

## LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	68   D
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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.