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101 Golf Drive

Whitestone, Nuneaton, CV11 6ND

Asking Price Of £315,000

- Extended Semi-detached
- Three bedrooms
- Lounge
- Dining Room/Second reception
- Modern kitchen & Bathroom
- Office/gym space
- Parking for several cars
- Gardens. EPC D



This is most attractive, extended semi detached property which is set nicely back from the road within the ever sought after Whitestone location of Nuneaton. The property sits on a good sized plot of approximate 4800 square feet and offers circa 1300 square foot of accommodation which is presented in excellent order throughout and benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, security alarm, rendered walls, long rear garden with summer house and excellent converted garage with building regulations for those working from home. Briefly comprising: Porch, hall, lounge, extended family dining room, modern kitchen, utility / wc, landing, three bedrooms and modern bathroom. Driveway for several vehicles, 100ft plus rear garden with summer house. VIEWING RECOMMENDED.

ENTRANCE PORCH

Having uPVC double glazed entrance door, uPVC double glazed windows to the front and side, timber door with original stained glass to:

HALL

Having tiled floor, central heating radiator, stair case to the first floor, under stairs storage cupboard and glazed door to:

LOUNGE

26' 10" max x 12' 2" max (8.18m x 3.71m) Having central heating radiator, uPVC double glazed box bay window to the front, tv aerial point, solid wooden flooring, feature fireplace and doors to:

KITCHEN

13' 6" x 8' 3" (4.11m x 2.51m) Having a range of fitted wall and base units with contrasting work surfaces and brick style tiled splash backs, inset ceramic one and half bowl sink with mixer tap, built in double electric oven, four ring gas hob with extractor hood over, space and plumbing for dishwasher, space for upright fridge freezer, central heating radiator, uPVC double glazed windows to the side and rear, obscure glazed door to the rear and tiled floor.

UTILITY ROOM/WC

Having space and plumbing for automatic washing machine, central heating radiator, wash hand basin, low level w.c., obscure uPVC double glazed window to the side and tiled floor.

EXTENDED FAMILY DINING ROOM

12' 2" x 17' 11" (3.71m x 5.46m) Having central heating radiator, tiled floor, uPVC double glazed window to the front and sliding patio doors to the rear.

FIRST FLOOR LANDING

Having obscure uPVC double glazed window to the side on stairs, loft access and doors to:

BATHROOM

10' 6" x 6' 2" (3.2m x 1.88m) Having a refitted white suite comprising: - low level w.c., pedestal; wash hand basin, panelled bath with shower over, brick style tiled splash backs, wood effect laminate flooring, extractor fan, chrome towel radiator and obscure uPVC double glazed window to the front.

BEDROOM ONE

11' 7" x 10' 0" (3.53m x 3.05m) Having central heating radiator, solid wood flooring and uPVC double glazed window to the rear.

BEDROOM TWO

11' 8" x 10' 2" excluding bay (3.56m x 3.1m) Having central heating radiator, solid wood flooring and uPVC double glazed box bay window to the front.

BEDROOM THREE

9' 0" max x 10' 10" max (2.74m x 3.3m) Having central heating radiator and uPVC double glazed window to the rear.

OFFICE SPACE

17' 5" x 8' 2" (5.31m x 2.49m) Side gated access leads to the rear and converted Garage/Office with a Lantern Roof, uPVC double glazed double opening entrance doors, power, lighting, wood effect laminate flooring, stainless steel sink with mixer tap, space and plumbing for under counter appliance, uPVC double glazed window and door to the side.

The conversion is compliant with regards to building regulations, thus offering potential for use as living space/annexe or possibly being integrated with the existing house, subject to the relevant consents being obtained.







OUTSIDE

To the front of the property there is a tarmacadam driveway providing parking for several vehicles and gravelled area providing further standing, stocked borders, mature shrubs and external tap. To the rear there is a large paved patio, paved pathway, lawn, electrical points, gravelled areas, fenced boundaries, mature borders and summer house to the extreme 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

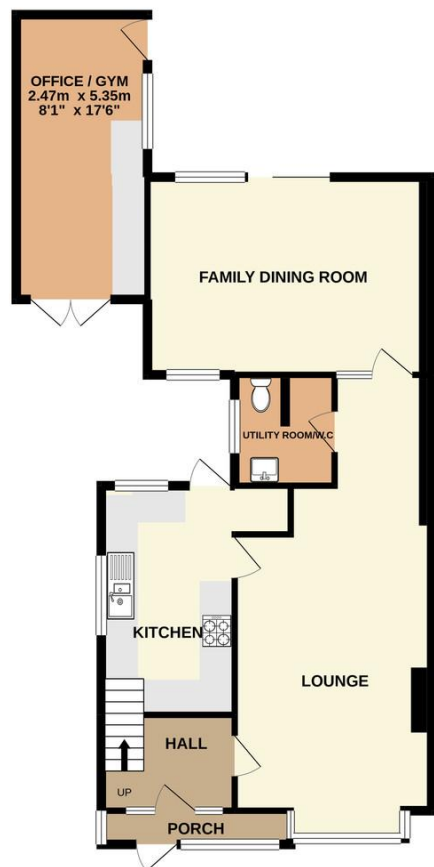
have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.

GROUND FLOOR
80.7 sq.m. (869 sq.ft.) approx.



1ST FLOOR
38.8 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 119.5 sq.m. (1286 sq.ft.) 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		81 B
69-80	C		
55-68	D	60 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.