



**11 Copsewood Avenue, Whitestone  
Nuneaton CV11 4TQ  
Offers In The Region Of £279,950**

Pointons are delighted to offer for sale this extended four bedroom detached house located in a popular suburb of Nuneaton known as Whitestone located close to local shops, amenities & transport links for Hinckley, Bedworth, Coventry & the M6. The property itself offers plenty of pleasing features offering four double bedrooms, a garage, en-suite & is in excellent condition throughout. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, spacious lounge/diner, kitchen having integrated appliances & a downstairs w.c. To the first floor there are four double bedrooms with the master benefitting from having an en-suite shower room & a refitted family bathroom having freestanding bath. To the rear of the property is a landscaped garden & to the front a further garden plus a blockpaved driveway providing offroad parking for multiple vehicles. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. Offered with no upward chain to organise your viewing contact us today. EPC-D



#### Entrance Hall

Having entrance door, two radiators, laminate flooring & stairs off to first floor.

#### Lounge/Diner

12'1" x 22'4" (3.68m x 6.80m)

Double glazed window to rear, electric fireplace with Victorian style surround and hearth, radiator, telephone point, TV point & coving to ceiling..

#### Kitchen

16'3" x 7'8" (4.96m x 2.33m)

Fitted with a matching range of base and eye level units with worktop space over, china butler style sink unit with single drainer and stainless steel swan neck mixer tap, built-in dishwasher and washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to side, double glazed window to front, radiator, laminate flooring & double glazed door onto side.

#### WC

Fitted with two suite comprising, pedestal wash hand basin with mixer tap and low-level WC, laminate flooring.

#### Landing

Having access to loft & doors off to various rooms.

#### Bedroom

11'5" x 11'1" (3.48m x 3.39m)

Double glazed window to rear & radiator.

#### En-suite

Fitted with three suite with pedestal wash hand basin with taps, tiled shower cubicle and low-level WC & laminate flooring.

#### Bedroom

11'5" x 10'11" (3.48m x 3.32m)

Double glazed window to rear, radiator & radiator.

#### Bedroom

13'8" x 8'0" (4.16m x 2.44m)

Double glazed window to front & radiator.

#### Bedroom

9'3" x 14'0" (2.83m x 4.27m)

Double glazed window to front, radiator & storage cupboard.

#### Bathroom

Fitted with three piece suite comprising freestanding bath with shower off taps, pedestal wash hand basin with mixer tap and low-level WC, obscure double glazed window to side, heated towel rail, laminate flooring & coving to ceiling.

#### Outside

To the front of the property is a lawned garden & a block paved driveway providing offroad parking for multiple vehicles leading onto front doors, garage & side access to rear garden.

To the rear of the property is an enclosed garden having paved patio area leading on lawned area with shrub borders.

#### Garage

Having up & over door with power & lighting & gas combination boiler serving heating and hot water systems.

#### 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.

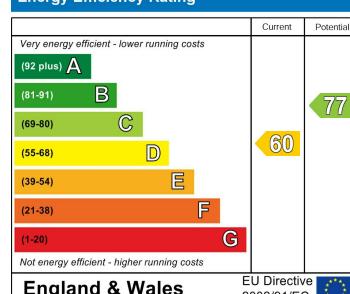
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

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

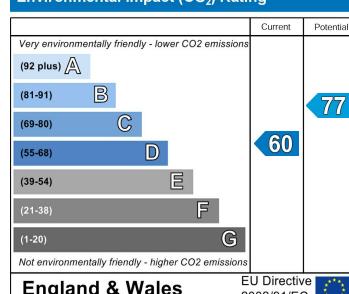
Not to touch anything in the property - all doors will be opened and lights must remain on.  
NO children will be able to attend  
Our aim is keep our clients safe during this difficult time.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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