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21 Ventnor Street

Weddington, Nuneaton, CV10 0BS

Asking Price Of £340,000

- Extended detached home
- Sought after location
- Improved & well presented
- Gas heating & Upvc Dbl Glazing
- Lounge, diner & breakfast kitchen
- Four bedrooms
- Newly fitted bathroom
- EPC RATING D



This is a traditional style, double bayed detached residence situated in the ever popular Weddington part of Nuneaton which has been considerably extended to offer good sized family accommodation worthy of an early viewing. Offered for sale with no upward chain, excellent local amenities, road links along with gas fired central heating, upvc double glazing, driveway, garage and good sized rear garden. Briefly comprising: entrance hall, spacious lounge, extended dining room, extended breakfast kitchen, utility / lobby and ground floor shower room. Landing, four bedrooms and newly fitted bathroom. Driveway, garage and lovely rear garden.

Draft particulars - awaiting vendors approval

#### ENTRANCE HALL

Having uPVC double glazed entrance door, central heating radiator, stair case to the first floor and glazed door to:

#### LOUNGE

15' 6" max x 26' 5" into bay (4.72m x 8.05m) Having two central heating radiators, uPVC double glazed bay window to the front, feature brick fireplace with raised tiled hearth incorporating a multi-fuel burner, under stairs storage cupboard and doors to:

#### EXTENDED DINING ROOM

12' 10" x 10' 8" (3.91m x 3.25m) Having central heating radiator, uPVC double glazed window double opening patio doors and matching side screens to the rear, two sealed unit double glazed roof lights, loft access,

laminated wooden flooring and double door storage cupboard housing Alpha boiler.

#### KITCHEN/BREAKFAST ROOM

11' 5" x 13' 0" (3.48m x 3.96m) Having a comprehensive range of refitted wall and base units with contrasting work surfaces and tiled splash backs, breakfast bar, inset single drainer sink with mixer tap, built in double oven, four ring hob with chimney style extractor hood over, integrated dishwasher, central heating radiator, uPVC double glazed bow window to the rear, tiled floor, loft access and glazed door to:

#### UTILITY ROOM

5' 4" max x 11' 4" max (1.63m x 3.45m) Having work surface, space and plumbing for automatic washing machine and tumble dryer, tiled effect flooring, obscure uPVC double glazed side exit door, internal door to Garage and bi-fold door to:

### GROUND FLOOR SHOWER ROOM

6' 8" max x 10' 4" max (2.03m x 3.15m) Having low level w.c., wash hand basin inset to vanity unit, shower cubicle, tiled splash backs and floor, extractor fan, inset ceiling spot lights, heated towel rails and obscure uPVC double glazed window to the rear.

### FIRST FLOOR LANDING

Having loft access, smoke alarm and doors to:

### BEDROOM ONE

15' 5" into bay x 8' 0" plus wardrobe depth (4.7m x 2.44m) Having central heating radiator, built in four mirrored sliding door wardrobe and uPVC double glazed bay window to the front.

### BEDROOM TWO

10' 10" x 9' 3" (3.3m x 2.82m) Having central heating radiator, laminate wooden flooring and uPVC double glazed window to the rear.

### BEDROOM THREE

7' 0" x 13' 7" (2.13m x 4.14m) Having central heating radiator, laminate wooden flooring and uPVC double glazed windows to the front and rear.

### BEDROOM FOUR

5' 9" x 8' 0" (1.75m x 2.44m) Having central heating radiator, laminate wooden flooring and uPVC double glazed window to the rear.

### BATHROOM

5' 4" x 7' 5" (1.63m x 2.26m) Having a refitted white suite comprising: - low level w.c. and wash hand basin inset to vanity unit, panelled bath with mixer tap and shower attachment, glass splash backs, tiled effect flooring, extractor fan, central heating radiator and obscure uPVC double glazed window to the front.

### OUTSIDE

To the front of the property there is a tarmac driveway providing standing for two vehicles and gives direct access to the Garage (11'3" max x 13'9" max) with double opening doors, power, lighting, wall cabinets, work surface and space for fridge freezer. The neatly laid out rear garden has an extensive paved patio with power point, pathway, shaped central lawn, raised patio with power point, deep borders, raised flower beds, timber shed, fenced boundaries, cold water tap and courtesy light.

### 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,...





GROUND FLOOR  
81.8 sq.m. (880 sq.ft.) approx.



TOTAL FLOOR AREA: 123.3 sq.m. (1328 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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1ST FLOOR  
41.6 sq.m. (447 sq.ft.) approx.



**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Nuneaton and Bedworth Borough  
Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   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