



**47 Chatsworth Drive | Whitestone | CV11 6SA**

**Asking Price Of £329,950**

\*\*\*UNIQUE LAY OUT\*\*\*DOUBLE STOREY SIDE EXTENSION\*\*\*FOUR BEDROOMS\*\*\*TWO GARAGES\*\*\*SET ON A CORNER PLOT THIS PROPERTY IS VERY VERSATILE & MUST BE VIEWED TO FULLY APPRECIATE THE FANTASTIC POTENTIAL\*\*\* In brief the property comprises; entrance hall, cloakroom, living room, leading into dining room, kitchen, utility room, four bedrooms, including master bedroom over the extended garage with separate staircase, and bathroom. Also benefiting from UPVC double glazing, gas central heating, two garages, block paved driveway, and private enclosed rear garden. EPC rating D. Council Tax Banding C.

- Double Storey Extension
- Four Bedroom Detached
- Two Garages & Block Paved Drive
- Unique Lay Out With Two Staircases
- Popular Residential Area In Whitestone



## Property Description

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### GROUND FLOOR

#### ENTRANCE PORCH

Having UPVC double glazed front entrance door, laminate flooring to

#### ENTRANCE HALL

Having laminate flooring, burglar alarm, double panelled radiator and door to..

#### CLOAKROOM

Having double glazed opaque window to front aspect, vinyl floor covering, pedestal wash hand basin, low level WC. Tiling to splashbacks and double panelled radiator.

#### LOUNGE

15' 9" x 14' 9" (4.8m x 4.5m) Having a double glazed window to front aspect, laminate flooring, electric feature fire with tiled hearth, double panelled radiator, leading onto....

#### DINING ROOM

10' 4" x 8' 8" (3.15m x 2.64m) Having a double glazed window to rear aspect, laminate flooring, double panelled radiator, artex and coving to ceiling, door off to stairway. Bedroom one and further door off to Kitchen....

#### UTILITY ROOM

7' 9" x 6' 4" (2.36m x 1.93m) Having a UPVC double glazed door and window to rear garden, tiled flooring, wall and base units, stainless steel sink unit, plumbing for automatic washing machine and door to Garage

#### KITCHEN

9' 10" x 9' 6" (3m x 2.9m) Having UPVC double glazed window to rear aspect, range of matching base and wall cupboard with glazed display unit, matching work surfaces, cream sink unit, tiled splashbacks and tiled flooring, integrated gas hob with cooker hood over, separate electric oven, plumbing for dishwasher. Kickboard heater, Door to....

### FIRST FLOOR

#### STAIRWAY

Having dog leg carpeted staircase off Dining Room leading directly to Bedroom One, UPVC double glazed window to rear aspect

#### STAIRS AND LANDING

Off hallway, having fitted carpet, UPVC double glazed window to side aspect, access to roof space, smoke alarm and double panelled radiator

#### BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) Having a double glazed opaque window to rear aspect, panelled bath with shower over, pedestal wash hand basin and low level WC, extractor fan, tiled walls, central heating radiator and vinyl floor covering

#### BEDROOM ONE

27' 0" x 9' 10" (8.23m x 3m) Having fitted carpet, UPVC double glazed windows to front, two skylight windows, two double panelled radiators, fitted bookshelf and drawers

#### BEDROOM TWO

11' 4" x 9' 1" (3.45m x 2.77m) Having a fitted carpet, UPVC double glazed window to rear aspect. Three fitted mirror single

wardrobes with matching dressing table and cabinets, double panelled radiator, coving to ceilings

#### BEDROOM THREE

10' 6" x 10' 5" (3.2m x 3.18m) Having a fitted carpet, UPVC double glazed window to front aspect, 4 single mirror fronted wardrobes with matching dressing table and cabinets, double panelled radiator, artex and coving to ceiling

#### BEDROOM FOUR

8' 1" x 7' 9" (2.46m x 2.36m) Having fitted carpet, double glazed window to front aspect, fitted stairbox, double panelled radiator, artex and coving to ceiling

#### OUTSIDE

#### GARAGE

Blocked paved driveway leading to the Garage with up and over door, power and light

#### FRONT GARDEN

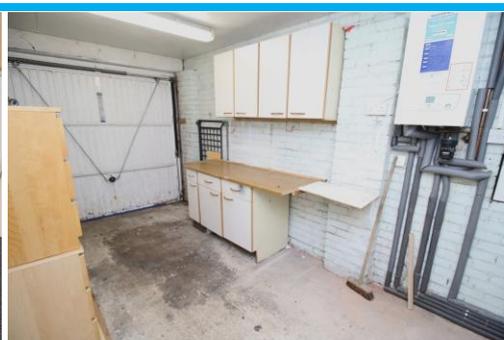
Block paved driveway providing parking for several vehicles, wrought iron fencing, large shrub borders

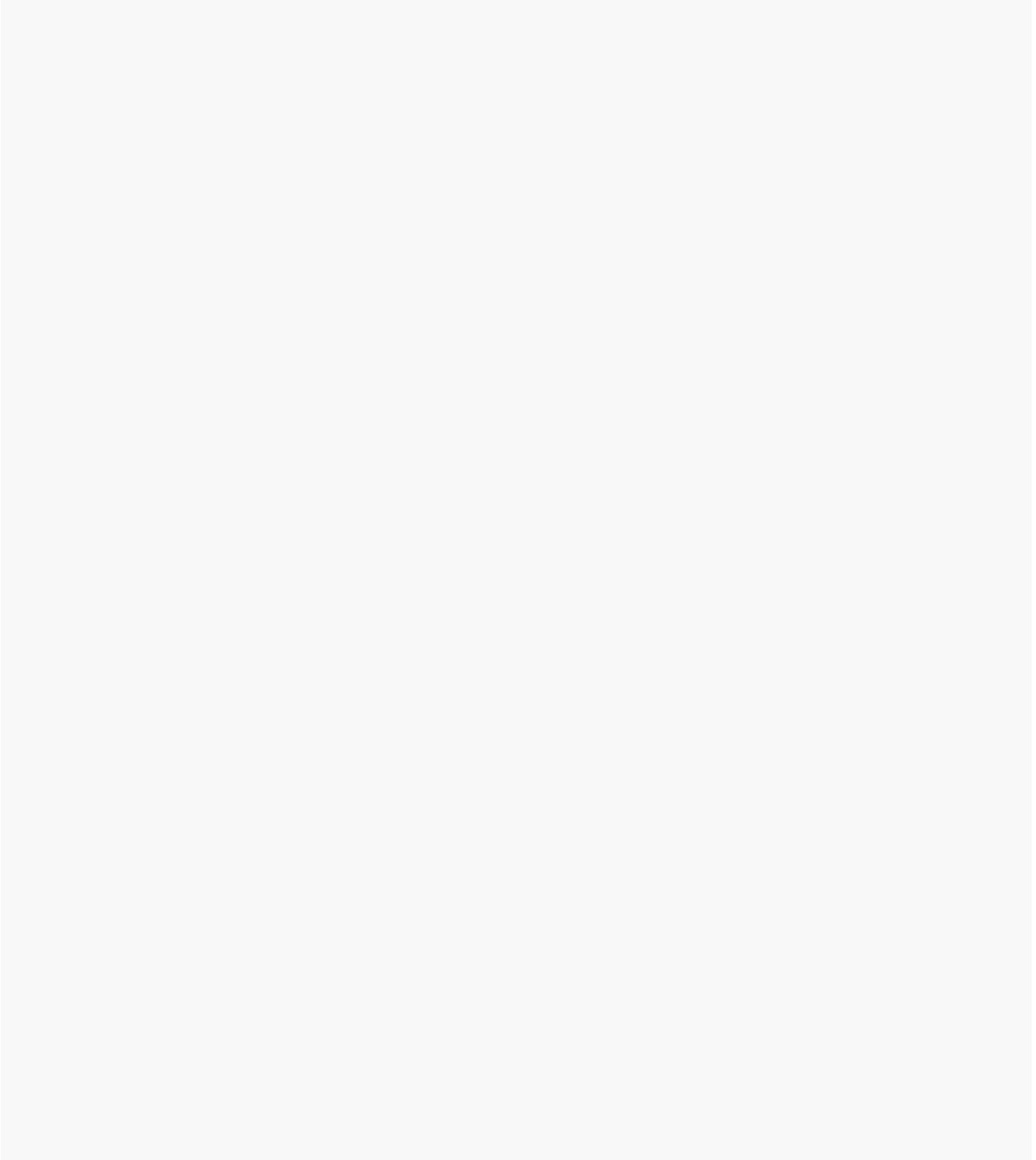
#### SIDE GARDEN

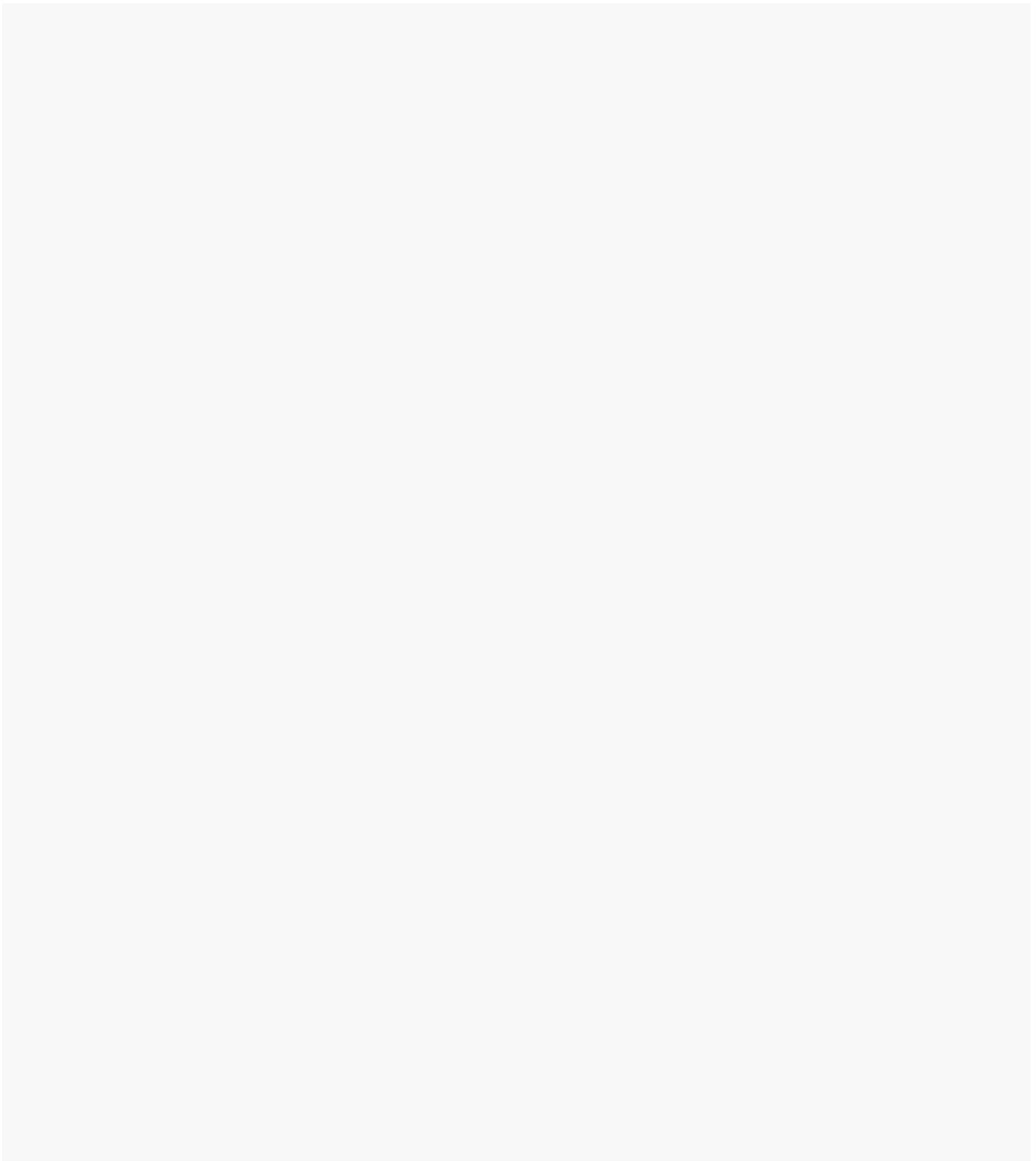
Having lawn with mature conifer screening and shrub bushes

#### REAR GARDEN

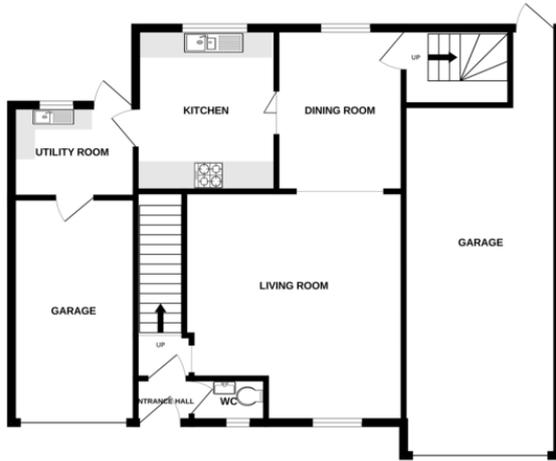
Having lawned area with patio, mature shrub and flower borders, fence boundaries and timber garden shed







GROUND FLOOR



1ST FLOOR



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

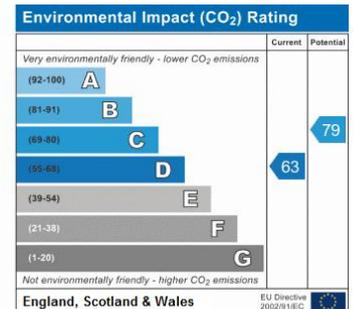
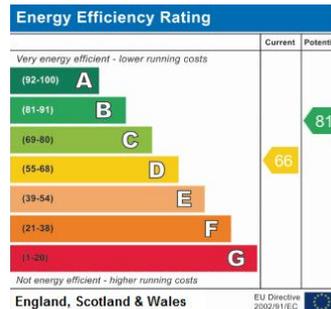
Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment



Address:  
47 Chatsworth Drive Nuneaton CV11 6SA

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