



**36 Windmill Road, Nuneaton
CV10 0HL
Asking Price £465,000**

Nestled in a peaceful cul-de-sac on Windmill Road, Nuneaton, this immaculate detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, master with ensuite shower room, this property is ideal for families or those seeking a spacious living environment. The bungalow features a generous reception room, providing a welcoming space for relaxation and entertaining guests. The extended layout enhances the living space, allowing for a versatile arrangement that can cater to various lifestyle needs.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. The garden is perfect for children to play or for hosting summer barbecues with family and friends.

For those with vehicles, the property offers ample parking for up to four vehicles, a rare find that adds to the convenience of this lovely home.

In summary, this detached bungalow on Windmill Road is a remarkable opportunity for anyone looking for a well-maintained property in a quiet location. With its spacious interiors, modern amenities, and delightful outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.



Entrance

Via double glazed entrance door leading into:

Porch

Radiator, ceramic tiled flooring, glazed door into:

Hallway

Radiator, ceramic tiled flooring, access to boarded loft space with pull down ladder, power and fitted light points connected with sky-lights, doors to bedrooms, sliding door kitchen and double doors to:

Lounge

19'3" x 17'2" (5.86m x 5.23m)

Gas log effect wood burner with remote, two double radiators, TV point, wall lights, sunken ceiling spotlights, skylights and roof lantern, double glazed bi-fold door to garden, door to cupboard,

Cupboard

Wall mounted gas combination boiler serving heating system and domestic hot water.

Kitchen/Dining Room

23'2" x 17'10" (7.07m x 5.43m)

Beautifully finished and fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, two eye level fan assisted ovens, five ring gas hob with extractor hood over, built-in microwave, two double radiators, wooden laminate flooring, sunken ceiling spotlights, skylight and roof lantern, double glazed bi-fold door to garden and further door to:

Utility

9'3" x 5'5" (2.83m x 1.64m)

Fitted with a base units and contrasting work surfaces, sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to rear, wooden laminate flooring, sunken ceiling spotlights.

Shower Room

Fitted with three piece suite comprising tiled shower area with glass screen, vanity wash hand basin with drawers and mixer tap and low-level WC tiled splashback, heated towel rail, extractor fan, ceramic tiled flooring, sunken ceiling spotlights and skylight,

Master Bedroom

19'2" x 11'0" (5.83m x 3.35m)

Double glazed window to front, double radiator, sunken ceiling spotlights, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with glass screen, vanity wash hand basin with drawers and mixer tap, low-level WC and heated towel rail, extractor fan, shaver point, tiled splashbacks, double glazed window to front, ceramic tiled flooring and sunken ceiling spotlights.

Bedroom

10'5" x 10'10" (3.18m x 3.31m)

Double glazed window to front, double radiator and sunken ceiling spotlights.

Bedroom

14'6" x 7'11" (4.41m x 2.41m)

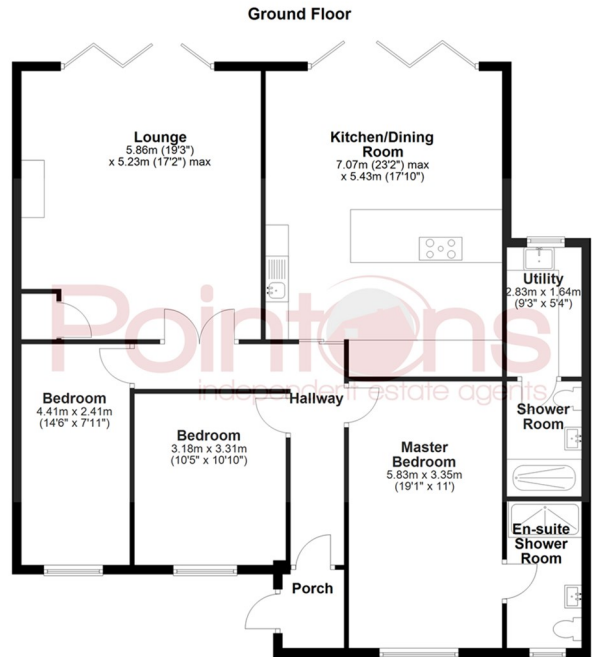
Double glazed window to front, double radiator and sunken ceiling spotlights.

Outside

To the rear is large garden mainly laid to lawn with shrub borders, paved patio, brick built barbecue area and wooden shed. To the side there is gated access leading to the front where the drive is mainly of compressed stone providing parking for 4+ cars, with further lawn area with borders and enclosed by a wall.

General Information

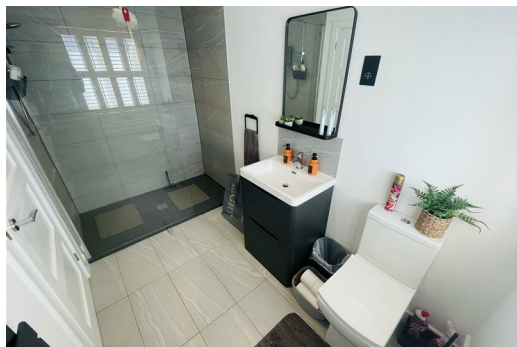
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band D and payable to Nuneaton & Bedworth Borough Council



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanItUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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