



**Farthington Drive, Nuneaton
CV11 6WX
Asking Price £475,000**

Nestled in the desirable area of Farthington Drive, Nuneaton, this stunning detached house, built in 2018, offers a perfect blend of modern living and comfort. With four spacious bedrooms, including a master suite and an additional bedroom both featuring en-suite bathrooms, this property is ideal for families seeking both privacy and convenience.

The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings. The property boasts ample parking space for up to three vehicles, ensuring that you and your visitors will never have to worry about finding a spot.

Situated in a sought-after neighbourhood, this home is conveniently located near local amenities and excellent transport links, making it easy to access everything you need. Families will appreciate the proximity to reputable schools, ensuring that your children receive a quality education within a supportive community.

This property is not just a house; it is a place where memories can be made. With its modern features and prime location, it presents an exceptional opportunity for those looking to settle in a vibrant and welcoming area. Don't miss the chance to make this beautiful home your own.



Entrance Hall

Double glazed window to front, double radiator, ceramic tiled flooring, stairs to first floor landing with spindles, double glazed door, door to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback, single radiator.

Lounge

18'4" x 9'9" (5.60m x 2.98m)

Double glazed window to front, two radiators, telephone point, TV point.

Kitchen/Dining Room

12'6" x 29'6" (3.82m x 9.00m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, eye level electric fan assisted oven, four ring gas hob with extractor hood over, two double glazed windows to rear, two double radiators, ceramic tiled flooring with sunken low-voltage ceiling spotlights, double glazed folding double doors to garden, door to:

Utility Room

5'4" x 4'10" (1.63m x 1.48m)

Base units with round edged worktops, plumbing for washing machine, radiator, ceramic tiled flooring, double glazed door to side, door to:

Landing

Having airing cupboard and ceiling spotlights, doors of which lead to:

Master Bedroom

19'3" x 10'11" (5.87m x 3.33m)

Double glazed window to front, radiator, door to:

En-suite Shower Room

Recently refitted with three piece suite comprising tiled shower area, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, shaver point, obscure double glazed window to front.

Bedroom

11'11" x 10'1" (3.63m x 3.08m)

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, obscure double glazed window to side, ceramic tiled flooring with sunken ceiling spotlights.

Bedroom

13'0" x 9'1" (3.96m x 2.76m)

Double glazed window to front, radiator, door to Storage cupboard.

Bedroom

8'11" x 12'5" (2.71m x 3.79m)

Double glazed window to rear, fitted bedroom suite comprising with hanging rails, shelving and drawers, radiator, two double doors, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring, door to:

Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio area, pedestrian access. To the front is a driveway providing parking and further lawn area.

Garage

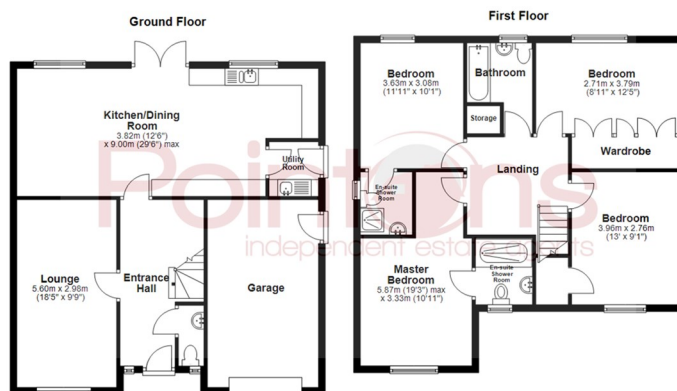
Up and over door, door.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is F payable to NBBC, EPC rating B

General Information

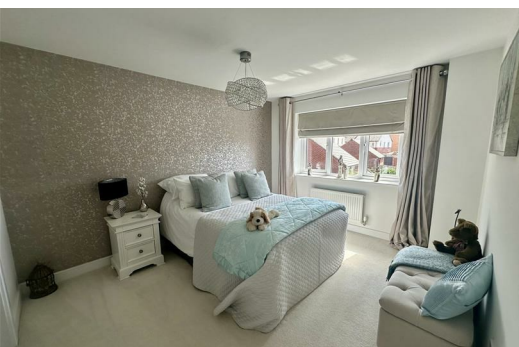
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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