Pointons
independent estate agents



Berrington Road, Nuneaton
CV10 0LE
£280,000

Freehold - Band: C - EPC: C

Pointons are delighted to offer for sale this well-extended and beautifully presented bay-fronted semi-detached house, situated along a popular thoroughfare in Nuneaton, conveniently located close to local shops and amenities.

The property has been modernised to a high standard by its current owners, offering spacious and versatile accommodation, including an extended kitchen/breakfast room, a ground floor shower room, a refitted kitchen and first floor shower room, underfloor heating and the added benefit of solar panels.

Benefitting from double glazing and gas central heating, the accommodation briefly comprises: entrance hall, lounge, dining room, extended kitchen/breakfast room with a range of integrated appliances including dishwasher, eye-level double oven and hob, ground floor shower room and conservatory. To the first floor there are three bedrooms and a refitted shower room.

Externally, the property enjoys an enclosed and private rear garden. To the front, a tarmacadam driveway provides off-road parking for multiple vehicles and leads to a garage fitted with an electric roller door, power and lighting.

Further benefits include solar panels, making this an attractive proposition for buyers looking to improve energy efficiency.

This fantastic property would make an ideal family home for many years to come and must be viewed internally to fully appreciate the accommodation on offer. Offered for sale with NO UPWARD CHAIN.







Porch
2'7" x 6'11" (0.79m x 2.10m)
Having entrance door, tiled floor and door into entrance hall.

Entrance Hall
14'7" x 6'11" (4.45m x 2.10m)
Having radiator, burglar alarm control panel, double glazed window to side and stairs off to the first floor.

Lounge
12'11" x 10'10" (3.93m x 3.30m)
Having double glazed bay window to front, electric fireplace, radiator, coving to ceiling and being open plan through to dining room.

Dining Room
13'0" x 10'10" (3.95m x 3.30m)
Having electric fireplace, radiator, coving to ceiling and being open plan through to kitchen.

Kitchen/Breakfast Room
16'2" x 17'7" (4.92m x 5.35m)
Fitted with a matching range of base and eye level units with worktop space over, Belfast sink unit with mixer tap, built-in dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, tiled flooring, under floor heating, breakfast bar, two double glazed Velux windows and understairs storage cupboard with byfolding door.

Shower Room
3'5" x 7'2" (1.05m x 2.18m)
Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with mixer tap and low-level WC, double glazed window to rear, radiator, tiled flooring and under floor heating.

Conservatory
9'8" x 9'3" (2.94m x 2.82m)
Being of UPVC double glazed construction with uPVC double glazed windows and power and lights, ceiling fan & tiled flooring.

Landing
Having doors off to various rooms and access to loft with pull down metal ladder.

Bedroom
13'3" x 8'9" (4.04m x 2.67m)
Having double glazed bay window to front, three double wardrobes with hanging rails and overhead storage, radiator, and coving to ceiling.

Bedroom
12'11" x 10'10" (3.94m x 3.30m)
Double glazed window to rear, two double wardrobes with hanging rails and overhead storage, additional two single wardrobes with hanging rails and overhead storage and radiator.

Bedroom
8'1" x 6'11" (2.47m x 2.11m)
Having double glazed window & radiator.

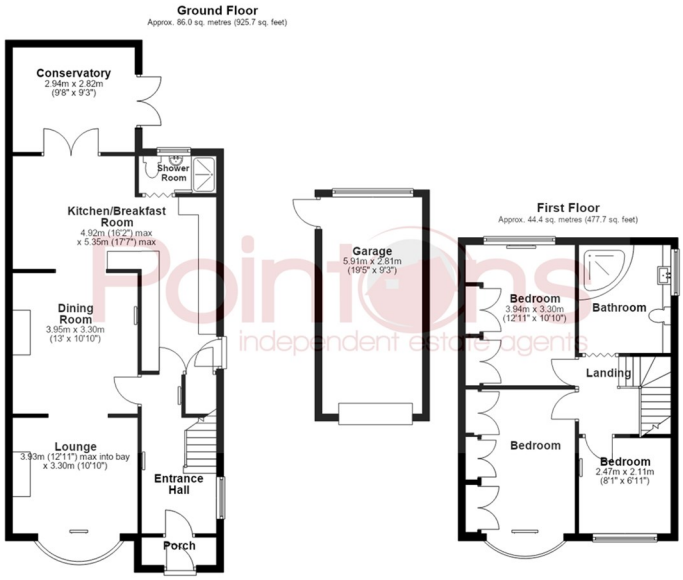
Bathroom
9'11" x 8'6" (3.03m x 2.58m)
Fitted with three piece suite with pedestal wash hand basin with mixer tap, tiled shower cubicle and low-level WC, tiled surround and double glazed window to side.

Garage
19'5" x 9'3" (5.91m x 2.81m)
Detached single garage, with double glazed window to rear having power and light with remote control electric roller door.

Outside (Front)
To the front of the property is a tarmaced driveway providing offroad parking for multiple cars leading onto front door. The property benefits from having side access leading onto garage and garden accessed via gate.

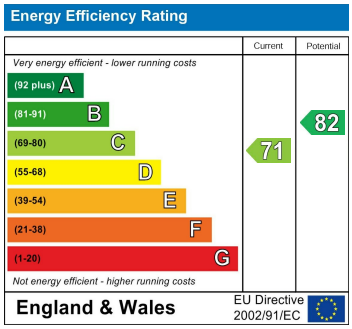
Outside (Rear)
To the rear of the property is an enclosed garden having patio area leading onto a lawned section with shrub borders and access to garage.

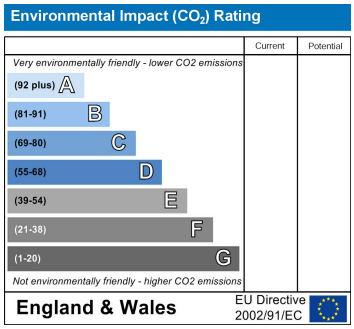
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 130.4 sq. metres (1403.4 sq. feet)

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











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