



Oaklands, Curdworth B76 9HD Asking Price £525,000

Nestled in the charming village of Curdworth, this extended detached family home offers a perfect blend of space, comfort, and modern living. With two well-appointed reception rooms and home office, this property provides ample room for both relaxation and entertaining. The heart of the home is undoubtedly the inviting living areas, which are designed to accommodate family gatherings and social events with ease.

The residence boasts four bedrooms, including a master complete with an en-suite bathroom, ensuring privacy and convenience for the homeowners. The additional bedrooms are versatile, making them ideal for children and guests.

The property features two bathrooms, catering to the needs of a busy family. Outside, the gardens extend to three sides of the house, offering a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Parking is a breeze complemented by a driveway and a tandem garage, providing both convenience and security. This home is not just a place to live; it is a sanctuary that offers a peaceful lifestyle in a picturesque village setting.

In summary, this detached family home in Oaklands, Curdworth, is a rare find, combining generous living spaces, modern amenities, and a lovely garden, all within a friendly community. It is an ideal choice for families seeking a tranquil yet connected lifestyle.



Reception Hall

12'5" x 5'9" (3.78m x 1.74m)

Having Upvc entrance door, Upvc double glazed frosted flush windows, central heating radiator, stairs to the first floor landing and doors off which leads:

W C

Having a white suite comprising of a wash hand basin and low level WC. Ceramic tiled floor, central heating radiator and Upvc double glazed frosted flush window.

Living Room

14'6" x 13'1" (4.42m x 3.99m)

Having an Adams style feature fireplace with inset coal effect gas fire, central heating radiator, power points, double doors to the dining room and Upvc double glazed bay window.

Kitchen/Breakfast Room

9'2" x 14'10" (2.79m x 4.52m)

Having a 2.5 bowl sink unit set in a rolled top worksurface with fitted units above and below, integral dishwasher. Adjacent matching rolled top work surface with flush fitted stainless steel four ring gas hob with extractor hood above, fitted oven/grill, matching fitted units above and below. Feature beams, ceramic tiled floor, power points, central heating radiator and Upvc double glazed flush window.

Utility

5'7" x 7'10" (1.70m x 2.38m)

Having work surface, space and plumbing for domestic appliances, power points, central heating boiler and Upvc double glazed door to the tandem garage.

Dining Room

9'2" x 19'11" (2.79m x 6.07m)

Having two central heating radiators, power points, two upvc double glazed flush windows and Upvc double glazed door to the rear garden patio.

Office

9'2" x 9'9" (2.79m x 2.97m)

Having central heating radiator, power points and Upvc double glazed flush window.

Landing

Stairs to the first floor landing, having power points, loft access and doors off which lead:

Master Bedroom

12'9" x 15'11" (3.89m x 4.86m)

Having fitted wardrobe, power points, central heating radiator and Upvc double glazed flush window.

En-suite Shower Room

Being fully tiled and having a white suite comprising of a curved shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Airing cupboard, central heating radiator and Upvc double glazed frosted flush window.

Bedroom 2

18'5" x 9'9" (5.61m x 2.97m)

Having central heating radiator, power points and dual aspect Upvc double glazed flush windows.

Bedroom 3

9'5" x 8'11" (2.87m x 2.72m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

Bedroom 4

6'8" x 8'3" (2.02m x 2.52m)

Having central heating radiator, power points, Upvc double glazed flush window overlooking the rear garden and opening to:

Dressing Area

6'8" x 6'8" (2.02m x 2.04m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

Family Bathroom

Being half tiled and having a white suite comprising of a pannelled bath with antique effect shower mixer taps, pedestal wash and basin and low level WC. Central heating radiator and Upvc double glazed frosted flush window.

Garage

33'4" x 7'7" (10.16m x 2.31m)

Up and over door, door.

Outside

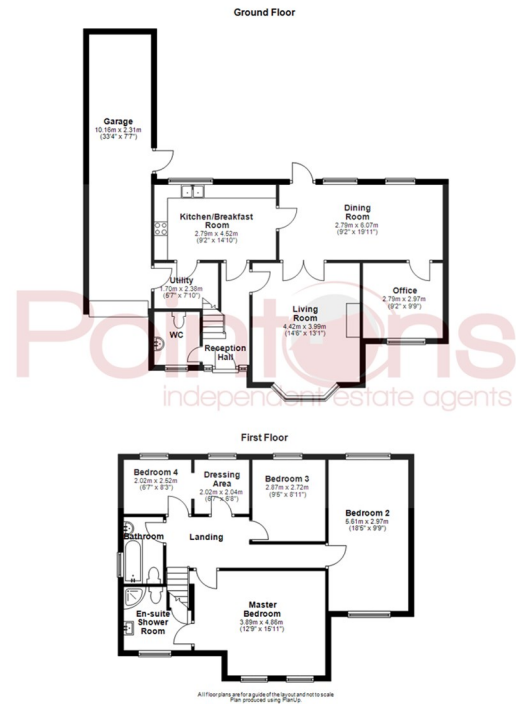
The property has the benefit of a wrap garden to the front and side being mainly laid to lawn with mono block driveway for two vehicles that leads to the Tandem Garage. To the rear is a paved patio, lawn, mature and well established shrubs, further patio area, gated side entrance and Upvc double glazed door to the garage.

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 NWBC, EPC rating C

General

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.



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

