



**£345,000**

Coombe Drive, Nuneaton

Detached House | 4 Bedrooms | 2 Bathrooms

**Benburys**  
SALES AND LETTINGS

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# Step Inside

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## Key Features

- Detached
- Four Bedrooms
- Two reception rooms
- Conservatory
- Utility room
- Downstairs WC
- Master Bedroom with En-Suite
- Family Bathroom
- Driveway
- Garage

## Property Description

Situated in the desirable of Nuneaton, this modern four-bedroom detached house, built in 2003, offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, conservatory, kitchen, complete with a utility room, and cloakroom.

Upstairs the master bedroom features an en-suite bathroom, ensuring privacy and comfort, while the additional three bedrooms are perfect for family, guests, or even a home office. With three bathrooms in total, morning routines will be a breeze for the whole household.

The property is well maintained and neutrally decorated throughout, allowing you to easily add your personal touch.

Situated close to the A444 and A5, this location offers excellent transport links, making it easy to commute or explore the surrounding areas. Whether you are a growing family or looking for a spacious home, this property is sure to meet your needs. Don't miss the opportunity to make this delightful house your new home.

## Main Particulars

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**Entrance Hallway** - Featuring stairs leading to the first floor, under-stairs storage, and doors leading into the:

**Lounge** - 5.74m x 3.23m (18'10 x 10'7) - With Double glazed bay window to the front aspect, a feature 'real flame' gas fire with hearth, mantle, and surround, and French doors opening into the:

**Dining Room** - 3.30m x 2.95m (10'10 x 9'8) - Fitted with double glazed French doors that lead to the:

**Conservatory** - 2.90m x 2.82m (9'6 x 9'3) - Constructed with a dwarf wall and double glazed windows, this space includes a door to the rear garden, power supply, a ceiling fan, and lighting.

**Kitchen** - 4.06m x 3.56m (13'4 x 11'8) - Featuring a double glazed window to the rear aspect, a range of wall, base, and drawer units, with roll-top work surfaces, a waist-height double oven, a four ring gas hob

and extractor fan, space and plumbing for a dishwasher, space for an undercounter fridge. The room comfortably accommodates a dining table and chair and includes tiling to all splash-prone areas. A feature archway leads to the:

**Utility Room** - 1.80m x 1.73m (5'11 x 5'8) - Including a double glazed door to the side and rear aspects, a worksurface with sink, space and plumbing for a washing machine, space for an undercounter freezer, tiling to all splash-prone areas, and door leading to the:

**Downstairs Wc** - 2.03m x 1.19m (6'8 x 3'11) - This larger than average WC includes a double glazed window to the rear aspect, a low level flush WC, a pedestal wash hand basin, and tiling to splash-prone areas

**First Floor Landing** - Featuring a balustrade, access to the loft, and doors leading to:

**Master Bedroom** - 5.87m x 3.84m (19'3 x 12'7) - Comprising a double glazed windows to the front aspect, fully fitted wardrobes along one wall, an additional double glazed window and built-in wardrobe. A door leads to the:

**En-Suite** - 1.98m x 1.73m (6'6 x 5'8) - With a double obscure glazed window to the front aspect, a walk in enclosed shower cubicle, a pedestal wash hand basin, a low level flush WC, a shaving point with illumination, an extractor fan, and tiling to splash-prone areas.

**Bedroom Two** - 3.89m x 2.67m (12'9 x 8'9) - Benefitting from double glazed window to the rear aspect and built in wardrobes

**Bedroom Three** - 3.28m x 2.77m (10'9 x 9'1) - Including double glazed window to the rear aspect, central heated radiator and carpet to flooring

**Bedroom Four** - 2.90m x 2.31m (9'6 x 7'7) - Including double glazed window to the rear aspect, central heated radiator and carpet to flooring

**Family Bathroom** - 2.49m x 1.93m (8'2 x 6'4) - With double obscure glazed window to the side aspect, a panelled bath, a low level flush WC, a pedestal wash hand basin, an extractor fan, and tiling to splash-prone areas.

**Rear Garden** - Mainly laid to lawn, with fences perimeters, a patio area, an outdoor tap, and paved pathway leading to the garage. A pedestrian gate provides access to the front aspect.

**Agency Notes** - 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Additional Information** - Council Tax Band: D (£2,289.49). This can be confirmed by contacting Nuneaton & Bedworth Council.

Energy Performance Certificate (EPC) Rating: C

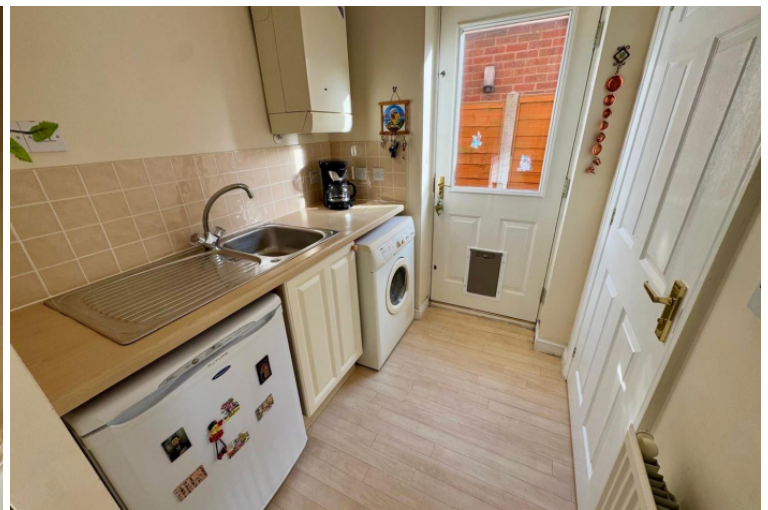




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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