



## Crediton Close, Nuneaton, Warwickshire, CV11 6YU

Offers in excess of: £400,000

This stunning 4 bedroom detached property is now available for sale in a quiet cul de sac location in Nuneaton. Boasting a large open plan living/dining/kitchen with underfloor heating, a conservatory, a large utility/bonus room to the ground floor. You will find 3 large double bedrooms and a good size single. The master has an ensuite and there is a large family bathroom with shower and a bath.

4 x Bed

2 x Bathroom

1 x Reception

### Hope Estates

25 Long street

Stoney Stanton

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- Beautifully refurbished property
- 4 bedrooms family home
- Large open plan living-dining-kitchen area

- Master with ensuite
- Conservatory
- Generous enclosed rear garden







This stunning 4 bedroom detached property is now available for sale in a quiet cul de sac location in Nuneaton. Boasting a large open plan living/dining/kitchen with underfloor heating, a conservatory, a large utility/bonus room to the ground floor with a cloakroom. You will find 3 large double bedrooms and a good size single to the 1st floor. The master has an ensuite and there is a large family bathroom with a shower and a bath.

There is a great size enclosed rear garden, with gated access to the drive. An ideal garden with patio area for al fresco living.

To the front of the property there is a driveway for up to 3 cars.

Crediton close is ideally located in a cul de sac estate location, just off Hinckley road, which makes it very convenient to commute to the centre of Nuneaton, There are many highly rated schools nearby to include Higham Lane catchment. Within 2 miles of Nuneaton Town Centre. which boasts a Shopping Centre, Train Station and Bus Station, Supermarkets etc. Also within easy reach of the M6, M69, A5 which is ideal for commuting.

Entrance hall

Entrance hall with door to the cloakroom, the utility and the living room. Stairs leading to the 1st floor accommodation. Luxury vinyl flooring.

Cloakroom 1.86m x 0.77m

Downstairs toilet with hand washing basin, window to the front elevation. Luxury vinyl flooring.

Living area 4.62m x 4.18m

Large and beautifully presented living area, with window seat with storage, stunning built in gas chimney. underfloor heating. Luxury vinyl flooring.

Dining area 3.04m x 3.16m

Still within the open plan concept, the dining area has been cleverly and beautifully designed, with a large built in bench with storage, overlooking the kitchen and the conservatory. There is underfloor heating with luxury vinyl flooring.

Open plan kitchen 4.56 x 3.04

This kitchen is fully equipped and integrated, with an integrated micro-wave, integrated dishwasher, built in coffee machine. There is a range of matching wall and floor level kitchen units. 2 windows overlooking the garden are adding to this very airy space. Door leading to the side of the property and door leading to the utility/bonus room. With underfloor heating and luxury vinyl flooring.

Conservatory 4.78m x 2.72m

Great additional space, this large conservatory has been fitted with a sail to ensure that you can enjoy the space whatever the weather. With french doors leading to the enclosed rear garden.

Utility/bonus room 5.46m x 2.28m

This was a garage converted by the previous owners, it has been fitted with floor mounted units for additional storage, as well as spaces for the washing machine and the dryer. There is a large window to the front elevation. Laminate flooring. Door leading back to the entrance hall.

Stairs and landing

Stairs and landing leading to all bedrooms and bathrooms. Fitted with carpet flooring. There is an airing cupboard for additional storage.

Master bedroom 3.88m x 2.72m

Large master bedroom with window to the front elevation. It has been fitted alongside one wall with wardrobes with sliding doors ensuring that you get enough storage space. Door leading to the ensuite. Carpet flooring.

Ensuite to the master 2.54m x 1.12m

Great size ensuite with enclosed shower, low level toilet and hand washing basin. Tiled flooring. Window to the side elevation.

Bedroom 2 3.29m x 2.57m

Large double bedroom with fitted wardrobes with sliding doors. Window to the rear elevation, carpet flooring.

Bedroom 3 4.64m x 2.27m

Another large double bedroom with window to the front elevation, with laminate flooring.

Bedroom 4 2.29m x 2.24m

Great size single bedroom currently used as an office. Window to the front elevation, laminate flooring

Family Bathroom 3.76m x 1.78m

You will love this large family bathroom, mainly fitted to tiles from floor to ceiling, this bathroom offers a back to wall bath and an enclosed shower. There is a low level toilet and hand washing basin. The window is overlooking the enclosed rear garden.

Garden

Beautifully landscaped enclosed rear garden, with a lawn area and a great size patio area ideal for entertaining. There is a shed and gated access to the front of the property.

Front of the property

The property is located in a quiet estate location, there is a large drive to the front of the property, able to accommodate up to 3 cars on the driveway..



All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order, The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. Hope Estates are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of Hope Estates has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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