

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Adelie Road
Nuneaton, CV10 9GZ

Guide Price £399,950



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Nuneaton, CV10 9GZ

A SUPERBLY PRESENTED, modern, light and airy detached executive home enjoying a DELIGHTFUL ASPECT to the fore, built by highly regarded Countryside Homes and benefiting from the remainder of a ten year NHBC builder's guarantee.

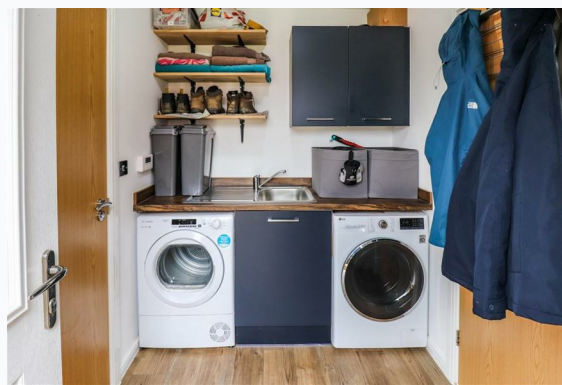
In brief the spacious family accommodation comprises; entrance hall (with staircase to the first floor and storage cupboard beneath). The lounge with a double-glazed bay window and wooden flooring. Fabulous dining Kitchen/family room with the kitchen area having a range of modern units with integrated appliances including a five-ring gas hob with extractor hood above, oven housing unit with incorporated electric double oven and an integrated fridge/freezer. The dining/family area has three double glazed skylights with fitted electric blinds and double-glazed French doors leading to the rear garden. Utility room with a range of modern units having plumbing for a washing machine, space for a tumble dryer, double glazed rear door and leads to the cloakroom W.C.

The first floor landing has access to the loft, airing cupboard and provides access to four good size bedrooms. The master bedroom has a en suite shower room with a fully tiled shower cubicle, vanity unit with hand wash basin and a low level W.C. Further family bathroom having a fully tiled shower cubicle and a modern bathroom suite comprising panelled bath with mixer tap shower attachment, vanity unit with incorporated hand wash basin and a low level W.C.

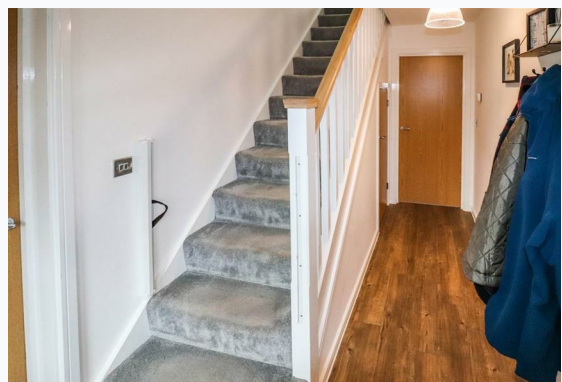
The property also benefits from having a security alarm system, gas central heating and PVCu double glazed windows. Outside the front garden is laid to lawn with a shrub border and a double width tarmacadam driveway providing off road parking for vehicles and leads to the garage. The enclosed rear garden is laid mainly to lawn with a paved patio area and two outside electric sockets.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>



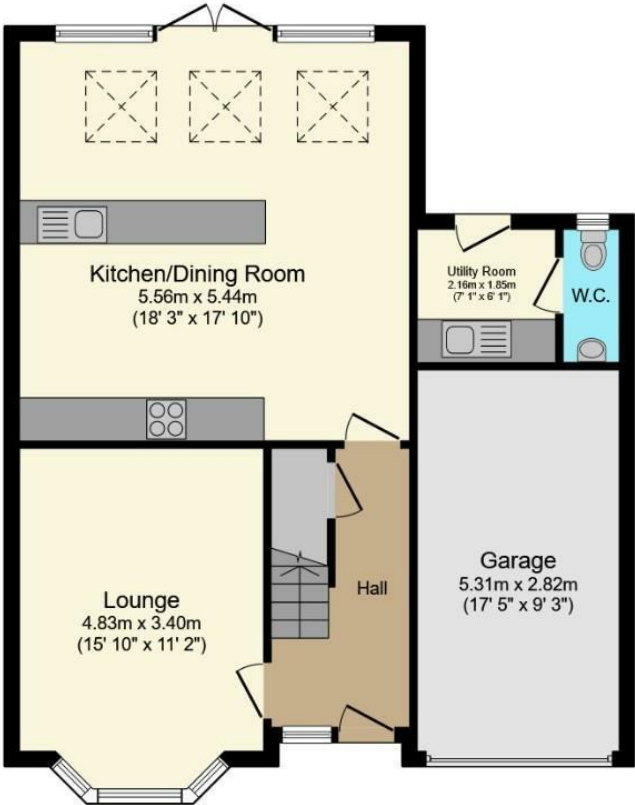


- Well Presented Detached
- Lounge with Bay
- Spacious Fitted Kitchen Diner
- Utility room & Cloakroom W.C
- Four Good Size Bedrooms
- En Suite Shower Room
- Family Bathroom & Separate Shower Cubicle
- GFCH & PVCu Double Glazing
- Gardens & Garage
- Open Views



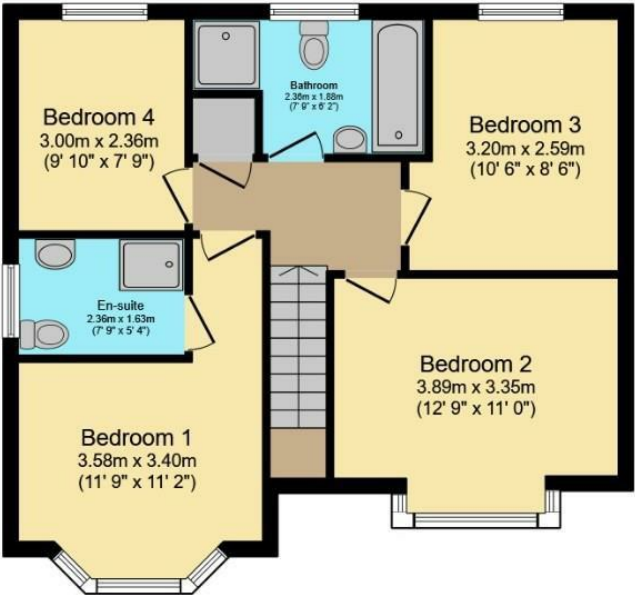
Floor Plan

Area Map



Ground Floor

Floor area 75.1 sq.m. (809 sq.ft.) approx

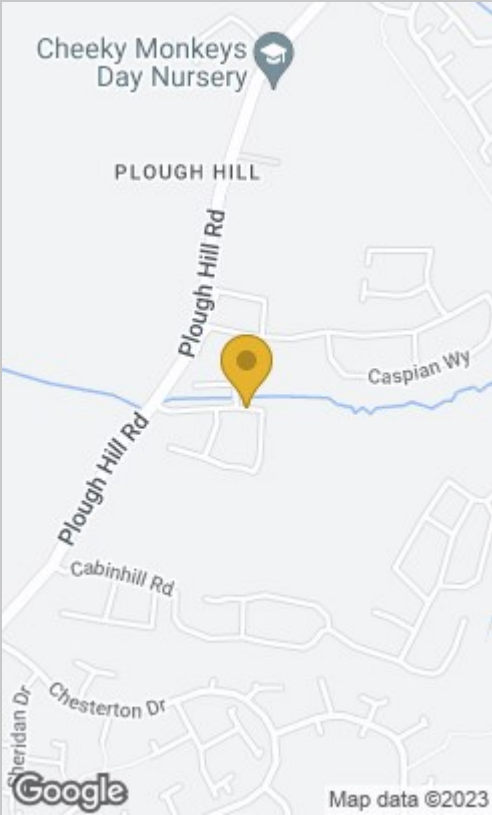


First Floor

Floor area 58.2 sq.m. (626 sq.ft.) approx

Total floor area 133.3 sq.m. (1,435 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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	

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