

OPENING DOORS SINCE 1843

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Grassington Drive
Nuneaton, CV11 6WP

£410,000



Grassington Drive
Nuneaton, CV11 6WP

This much improved and well presented detached family home is decorated to a high standard being situated on this highly sought after residential development in the Whitestone area and briefly comprising entrance hall with porcelain tiled floor, staircase to the first floor with cloakroom W.C beneath and glazed panelled doors leading to the spacious lounge having a feature Adams style fire place with living flame gas fire, wooden flooring and a rear square bay with incorporated PVCu double glazed French doors providing access to the garden. Separate dining room with PVCu double glazed bay window and a fabulous fitted breakfast kitchen having a range of eye and base level beechwood units with granite worktops integrated NEFF appliances including induction hob, extractor hood, electric double oven, microwave oven. dishwasher and washer/drier. First floor landing, four good size bedrooms with the master bedroom having built in wardrobes and a refitted en suite shower room having a luxurious suite including a fully tiled shower cubicle. There are also built in wardrobes located in two further bedrooms and a fantastic refitted family bathroom having a luxury bathroom suite including a Victorian style freestanding bath having clawed feet, vanity unit with incorporated twin hand wash basins and W.C. Separate shower cubicle having a rainfall shower and also a wall shower unit. The property also benefits from gas fired central heating and PVCu double glazing. Outside the front garden is easy to maintain being laid to stone with a planted shrub border and a double width tarmacadam driveway providing off road parking for vehicles with direct access to the garage. The enclosed rear garden is well maintained being laid to lawn with established shrub borders, paved patio area and a delightful timber summer house. Internal viewing is highly recommended to fully appreciate the high standard and the quality of the fixtures and fitting that this property has to offer

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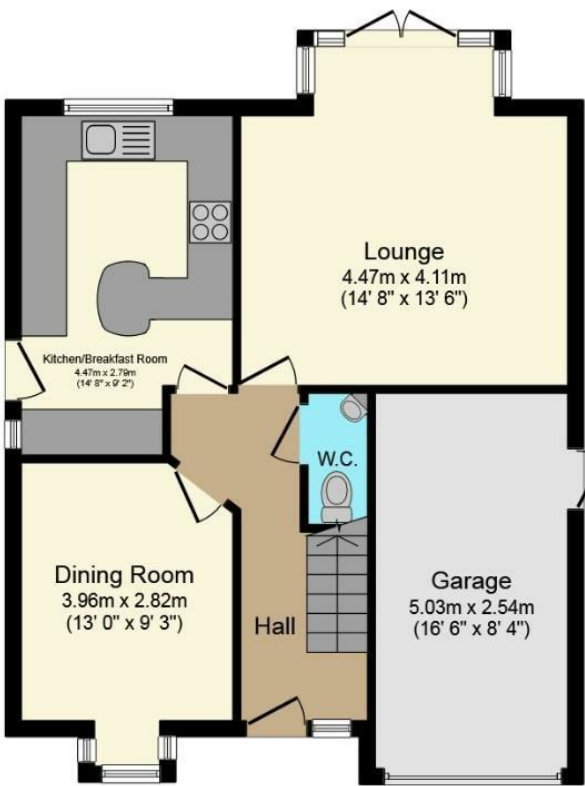


- Much Improved Detached
- Spacious Lounge & Dining Room
- Refitted Breakfast Kitchen
- Integrated Appliances
- Cloakroom W.C
- Four Good Size Bedrooms
- Luxurious En Suite Shower Room
- Luxury Bathroom Suite & Shower Cubicle
- GFCH & PVCu Double Glazing
- Established Garden & Garage



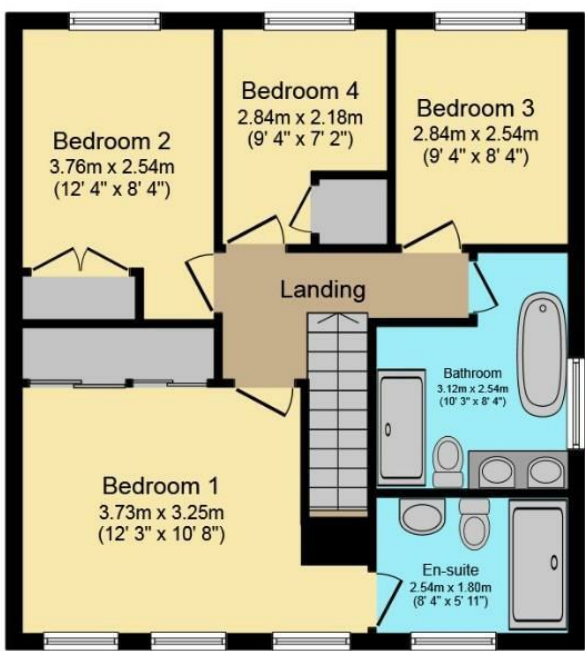
Floor Plan

Area Map



Ground Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx

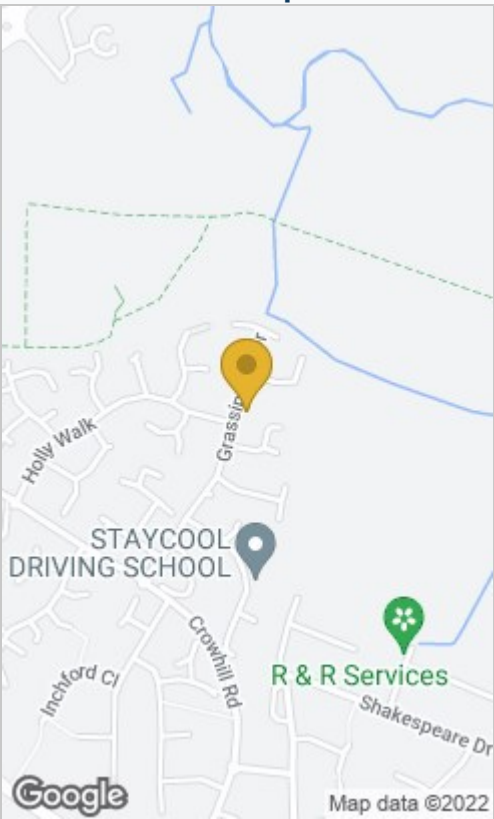


First Floor

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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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