Pointons
independent estate agents



Coombe Drive, Nuneaton
CV10 9DD
£355,000

Freehold - Nuneaton & Bedworth Borough Council Band: D - EPC: C

Nestled in the desirable area of Coombe Drive, The Chestnuts, this splendid detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is designed to cater to modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to an inviting reception room, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the family living kitchen dining room, a versatile space that encourages togetherness and offers a delightful view of the gardens.

Additional features include a guest cloakroom, enhancing the practicality of the layout. Outside, you will find a driveway providing ample parking, a garage store for extra storage, and beautifully maintained gardens to the front and rear, ideal for outdoor activities or simply enjoying the fresh air.

Offered with no chain, this home is ready for you to move in and make it your own. With its blend of comfort, space, and a prime location, this property is a must-see for anyone looking to settle in a charming community.







Entrance
Via canopy porch with double glazed entrance door leading into:

Entrance Hall
6'3" x 13'3" (1.91m x 4.05m)
Double radiator, wooden flooring, stairs to first floor landing with spindles, opening living family kitchen dining room, door to under-stairs storage cupboard and doors to:

Cloakroom
6'3" x 3'3" (1.91m x 1.00m)
Obscure double glazed window to front. Fitted with two piece suite comprising, vanity wash unit with cupboard under, mixer tap and tiled splashback, low-level WC and heated towel rail.

Lounge
12'4" x 13'11" (3.75m x 4.24m)
Double glazed bay window to front, double glazed window to side, two double radiators, telephone point, TV point, coving to ceiling, living flame effect gas fire set in feature surround and marble effect hearth.

Family Kitchen Dining Room
11'7" x 29'10" (3.52m x 9.10m)
Being recently refitted by Hammonds and comprising a matching range of base and eye level units with worktop space over with quartz worktops, breakfast bar, inset sink with drainer and swan neck mixer tap, plumbing for dishwasher, space for fridge/freezer, two fitted eye level electric fan assisted ovens, one being a combination microwave oven, five ring gas hob with extractor hood over, built in plate warmer, two double glazed windows to rear, radiator, ceramic tiled flooring to kitchen area met with wooden flooring to the family living dining room area, TV point, coving to ceiling with sunken ceiling spotlights, bi-folding door to garden, opening leading to:

Utility
6'3" x 3'11" (1.91m x 1.20m)
Fitted with a matching range of base and eye level units with quartz worktops, inset sink unit with drainer with stainless steel swan neck mixer tap, plumbing for washing machine, space for tumble dryer, radiator, built in kickboard multi purpose fan that both heats and cools, ceramic tiled flooring, wall mounted boiler serving heating system and domestic hot water, double glazed door to side.

Landing
10'5" x 9'3" (3.18m x 2.81m)
Access to loft space, spindle balustrade and doors to:

Master Bedroom
9'11" x 13'11" (3.01m x 4.24m)
Double glazed windows to front and side, fitted wardrobes with hanging rails and shelving, two double radiators, door to:

En-suite Shower Room
6'4" x 4'4" (1.92m x 1.32m)
Recently refitted with a three piece suite comprising, tiled shower area, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan ceramic tiling to all walls, obscure double glazed window to side, ceramic tiled flooring and sunken ceiling spotlights.

Bedroom
9'10" x 9'9" (3.00m x 2.98m)
Double glazed window to rear, radiator, double door to built in wardrobe with hanging rail and shelving.

Bedroom
9'9" x 11'5" (2.97m x 3.47m)
Double glazed window to rear, double radiator, door to under-eaves storage cupboard.

Bedroom
6'6" x 12'2" (1.98m x 3.71m)
Double glazed window to front, radiator, door to under-eaves storage cupboard.

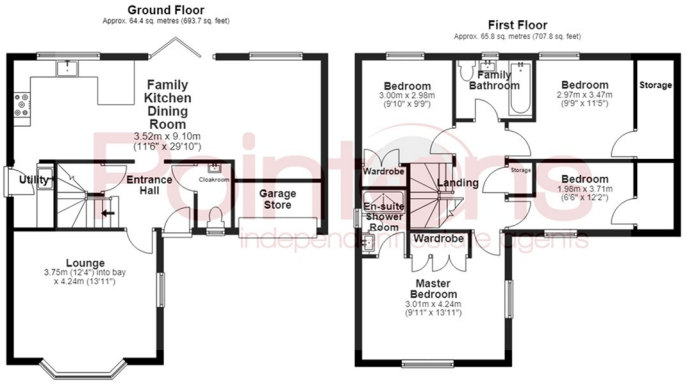
Family Bathroom
Recently refitted with a three piece with comprising, panelled bath with shower over and folding glass screen, vanity wash hand basin with mixer tap and low-level WC, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring and sunken ceiling spotlight.

Airing
3'0" x 2'4" (0.92m x 0.71m)
Airing cupboard housing factory lagged hot water cylinder with linen shelving.

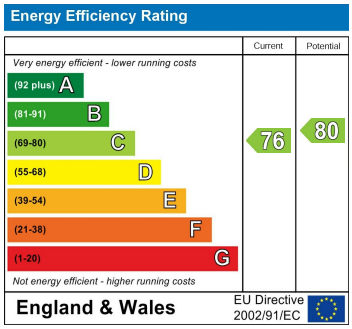
Garage Store
Up and over door, power and lighting

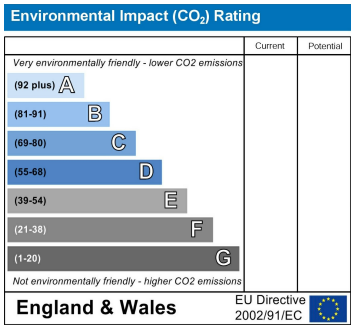
Outside
To the rear is an enclosed garden with paved patio, lawn, shrub borders and side pedestrian access. To the front is a tarmac driveway providing parking and further easy to maintain garden area.

General Information
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. Council tax is payable to Nuneaton & Bedworth Borough Council and is band D.



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com