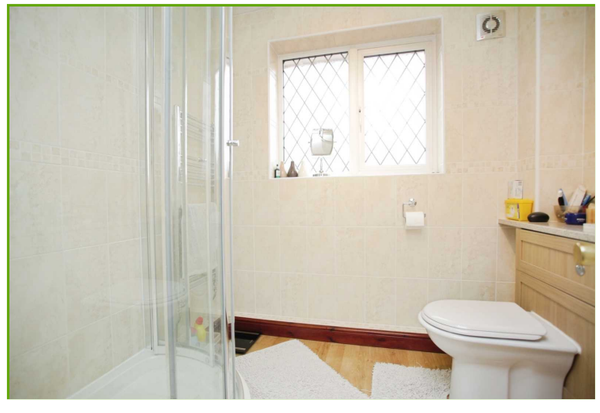
















St. Ives Way, Nuneaton,
Warwickshire, CV11

Asking Price: £400,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

St. Ives Way, Nuneaton, Warwickshire, CV11

Asking Price: £400,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
Local Authority: Nuneaton & Bedworth Borough Council, Nuneaton

Other important information which you will need to know about this property can be found at your-move.co.uk

This heavily Extended Detached House has been owned by the vendors from new and has been well looked after throughout. Please call our Nuneaton Office today to arrange your viewing , so if you are looking for a Large Family House you need to be quick.

Description
HEAVILY EXTENDED ON HORESTON GRANGE !!!! Your Move are delighted to offer For Sale this Superbly Spacious Family Home which needs to be viewed to be appreciated. In brief the property consists of to the Ground Floor an Entrance Hall Lounge/Sitting Room ,Kitchen ,Utility Room,Dining Room and Downstairs Wc whilst to the First Floor there are Four Bedrooms and a Shower Room with the Main Bedroom having an En Suite Bathroom. To the outside there is a Driveway providing Off Street Parking leading to the Garage and a Rear Garden. The property also benefits from Double Glazing and Gas Central Heating. Freehold, EPC Rating C

Location
St. Ives Way is well located for bus routes, shops and many other amenities. 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
9'1" x 3'2" (2.77m x 0.97m)

Lounge/Sitting Room
16'9" x 21'11" (5.1m x 6.68m)
With Bay Window to Front , Gas Fire and French Doors leading to the Dining Room.

Dining Room
11'1" x 17'10" (3.38m x 5.44m)
With French Doors to the Rear.

Kitchen
14'3" x 17'2" (4.34m x 5.23m)
With Range of Wall and Base Units , Integrated Fridge ,freezer , Tiled Flooring and Spotlights to the Ceiling.

Utility Room
8' x 8'4" (2.44m x 2.54m)
With Range of Wall and Base Units , Plumbing for Washing Machine,Tiled Flooring and Combination Boiler.

Downstairs Wc
5'1" x 2'4" (1.55m x 0.7m)
With Low Level Wc, Wash Hand Basin , Heated Towel Rail and Fully Tiled..

Landing
With Loft Access and Storage Cupboard.

Main Bedroom
13'8" x 8'9" (4.17m x 2.67m)
With door leading to En Suite Bathroom.

En Suite Bathroom
7'2" x 8'6" (2.18m x 2.6m)
With Bath and Electric Shower Over , Low Level Wc , Wash Hand Basin and Fully Tiled.

Bedroom Two
9'1" x 11'7" (2.77m x 3.53m)
With Fitted Wardrobes.

Bedroom Three
8'6" x 12'4" (2.6m x 3.76m)
With Fitted Wardrobes.

Bedroom Four
7'10" x 7'3" (2.4m x 2.2m)

Shower Room
7'6" x 6'2" (2.29m x 1.88m)
With Shower Cubicle, Low Level Wc,Wash Hand Basin with Vanity Unit , Heated Towel Rail and Fully Tiled Walls.

Garage
8'1" x 16'6" (2.46m x 5.03m)
With Up and Over Door, Power and Lighting.

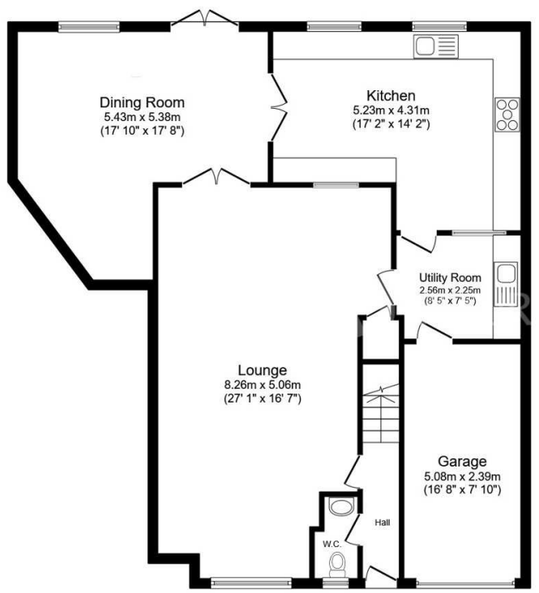
Outside
With Driveway to the Front leading to the Garage and an Enclosed Rear Garden.

Nuneaton and Bedworth Borough Council

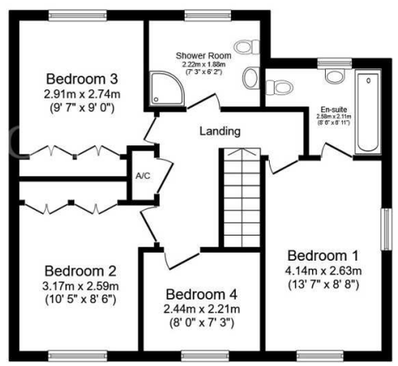
Council Tax Band D

Freehold


For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 160.8 sq.m. (1,731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.