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**Four bedroom detached house**

**Popular village location**

**C/heating & D/glazing**

**Superbly presented**

**Large open living kitchen/diner**

**Master bed with fitted furniture & en-suite**



[Ty] **Godfrey Close**

Stoney Stanton, LE9 4NN

**£375,000**

## **Entrance Hallway**

With stairs to first floor, radiator and doors to;

## **Lounge 16' 5" x 11' 6" (5.01m x 3.51m)**

Double glazed window to front aspect, television point and radiator.

## **Open Kitchen/Diner 19' 3" x 12' 1" (5.88m x 3.68m)**

Double glazed window and doors to rear garden, beautifully fitted with an extensive range of eye and base level units with work surfaces over, single drainer sink unit, integral hob and separate oven, integrated fridge/freezer & dishwasher, radiator and door to;

## **Utility room 5' 11" x 5' 11" (1.8m x 1.8m)**

Double glazed window to rear, plumbing for washing machine, wall mounted boiler.

## **Study 9' 5" x 8' 8" (2.88m x 2.63m)**

Double glazed window to front aspect, fitted office furniture, telephone point and radiator.

## **Cloakroom/WC**

With low level WC, wash basin, extractor fan and radiator.

## **First Floor Landing**

With double glazed window and access to loft space.

## **Master bedroom 12' 6" x 11' 6" (3.81m x 3.50m)**

Double glazed window, range of fitted furniture including robes and dressing unit, radiator and door to;

## **En-suite**

With walk in double shower cubicle with shower, vanity wash basin with cupboard under and back lit mirror above, radiator, tiled wash areas and extractor.

## **Bedroom Two 13' 8" x 12' 6" (4.17m x 3.80m)**

Double glazed window, fitted robes and radiator.

## **Bedroom Three 12' 0" x 8' 2" (3.65m x 2.49m)**

Double glazed window, fitted robes and radiator.

## **Bedroom Four 10' 2" x 8' 10" (3.09m x 2.68m)**

Double glazed window to rear and radiator.

## **Family Bathroom 8' 9" x 6' 8" (2.66m x 2.04m)**

Fitted suite comprising low level WC, wash basin, panelled bath and separate shower cubicle, tiled wash areas, radiator and extractor fan.

## **Externally**

To the front is ample driveway parking, low maintenance slated fore garden, gated access to rear garden and detached garage. To the rear is an enclosed and private garden which has artificial grass with stocked raised borders, patio areas base for hot tub, water and power points.