



Affitto Estate Agents proudly present to the market this stunning FIVE-BEDROOM DETACHED HOME with a double garage and driveway suitable for multiple cars. Situated on a private road in a highly desired area of Nuneaton.

This Five Bedroom Detached Family Home which is offered with No Upward Chain comprises of a enormous open plan kitchen/diner, large yet cosy lounge and a great sized conservatory.

The ground floor of the property consists of a large entrance hall leading to the cosy lounge, open plan kitchen/dining room which includes an integrated fridge freezer and dishwasher. A conservatory with access to the driveway and garage, utility room with Velux windows allowing ample lighting and two downstairs WCs.

On the first floor there are four superb sized bedrooms which all include walk-in wardrobes. The primary bedroom has an en-suite comprising of toilet, sink and a double shower. A family bathroom containing a three piece suite including toilet, sink and bath with overhead shower.

A further flight of stairs takes you up to the 2nd floor which houses a landing with another Velux window and a further bedroom with another walk in wardrobe and bathroom, which has toilet, sink and bath.

Outside the property is block paved with double electric gates leading to the drive, which in turn leads to the double garage which has an electric roller shutter door. The garage was previously used as a utility room with full electric, plumbing and plenty of storage space. To the rear of the property is an ample sized paved garden. The property also benefits from Double Glazing and Gas Central Heating.

Council Tax Band: F

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	
		71	79

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.