



Affitto Estate Agents welcome this beautifully designed, newly built THREE BEDROOM home, offering modern comfort, high-quality finishes, and excellent eco-friendly features. Located in a quiet and fast-developing part of Nuneaton, this property is perfect for families, professionals, or anyone seeking a stylish and practical place to live.

Upon entering the property, you're welcomed into a bright and spacious entrance hall leading to a generously sized living room — a perfect space to relax or entertain guests. Separate from the living area is a contemporary kitchen finished to a high standard, featuring integrated appliances including a fridge-freezer, oven, hob, extractor fan, and dishwasher. There's also ample storage and worktop space, ideal for cooking and family life.

Upstairs, you'll find three well-proportioned bedrooms, all designed with comfort and functionality in mind. The main bedroom can easily accommodate a king-sized bed and additional furniture, while the second and third bedrooms are perfect for children, guests, or even a home office. The family bathroom is finished with modern fixtures and fittings, including a bath with shower, basin, and WC. A downstairs cloakroom/WC adds further convenience.

This home is not only attractive but also highly energy-efficient. With solar panels installed and an electric vehicle charging point, you can enjoy lower utility costs and a smaller environmental footprint. The property is fully double-glazed and well-insulated, helping to keep you warm in winter and cool in summer.

To the rear is a private garden, perfect for enjoying outdoor space in the warmer months. To the front, the property benefits from off-road parking, making everyday life that little bit easier.

Located in a desirable new-build development, the area is undergoing exciting growth, with plans in place for a brand-new primary school, a local convenience store, and a bus stop, all of which will be just a short walk away once completed. This makes the home ideal for growing families and commuters alike, offering a quiet environment today with even more amenities on the horizon.

This is a rare opportunity to rent a modern, energy-efficient home in a thriving community with strong future value. It's available now and ready to move into.

CONTACT US TODAY to book a viewing!

Deposit: £1,175
Holding Deposit: £271.15
Parking options: Driveway
Garden details: Private Garden



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 tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(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		

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.