MATTHEW JAMES
Property Services

29 Nolan Close

Longford, Coventry, CV6 6QB

*** Take A Look At The Virtual Tour ** Fantastic Detached Family Home *** Four Double Bedroom *** Master en-Suite *** Downstairs WC *** Breakfast Kitchen *** Open Plan Lounge & Dining Area *** Garage & Off Road Parking *** Good Size Rear Garden *** 1400 sq. ft. *** Matthew James are delighted to offer this spacious property for sale. Located in Longford, just off Burbage's Lane and nestled in a cul-de-sac - it's perfect for families. Longford has a great range of local facilities for shopping, retail, leisure and children's education.

On the ground floor there is a handy cloakroom, a good sized lounge which has been opened up to include the dining area. The spacious breakfast kitchen is fully kitted out with a good range of base and wall units, integrated appliances include electric oven and extractor fan, a four ring gas burner hob and dishwasher. Thoughtfully designed with space for American Fridge Freezer tucked away, the breakfast island also has space and plumbing for a washing machine.

Head upstairs to the first floor, where you'll be pleasantly surprised by the space available. There are four double sized bedrooms, the master is en-suite and there is also a separate family bathroom.

Outside to the front, the property offers off road parking and access to the garage. The rear garden is a great size, with a mixture of patio and lawn - an ideal spot for friends and family to relax in. We expect a high demand for this wonderful property, please get in touch to arrange a viewing.

Offers Over £319,995

29 Nolan Close

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- Executive Detached
- Open Plan Lounge / Diner
- Downstairs WC
- Four Double Bedrooms
- Spacious Breakfast Kitchen
- Fantastic Family Home
- Master En-Suite
- Off Road Parking & Garage

GROUND FLOOR

Entrance Hallway

Cloakroom WC

Lounge Area
17'8" x 12'1" (5.4 x 3.7)

Dining Area
11'1" x 7'10" (3.4 x 2.4)

Kitchen
16'0" x 11'1" (4.9 x 3.4)

FIRST FLOOR

Master En-Suite Bedroom
11'9" x 8'6" (3.6 x 2.6)

Bedroom Two
14'9" x 8'6" (4.5 x 2.6)

Bedroom Three
13'5" x 8'6" (4.1 x 2.6)

Bedroom Four
11'1" x 9'2" (3.4 x 2.8)

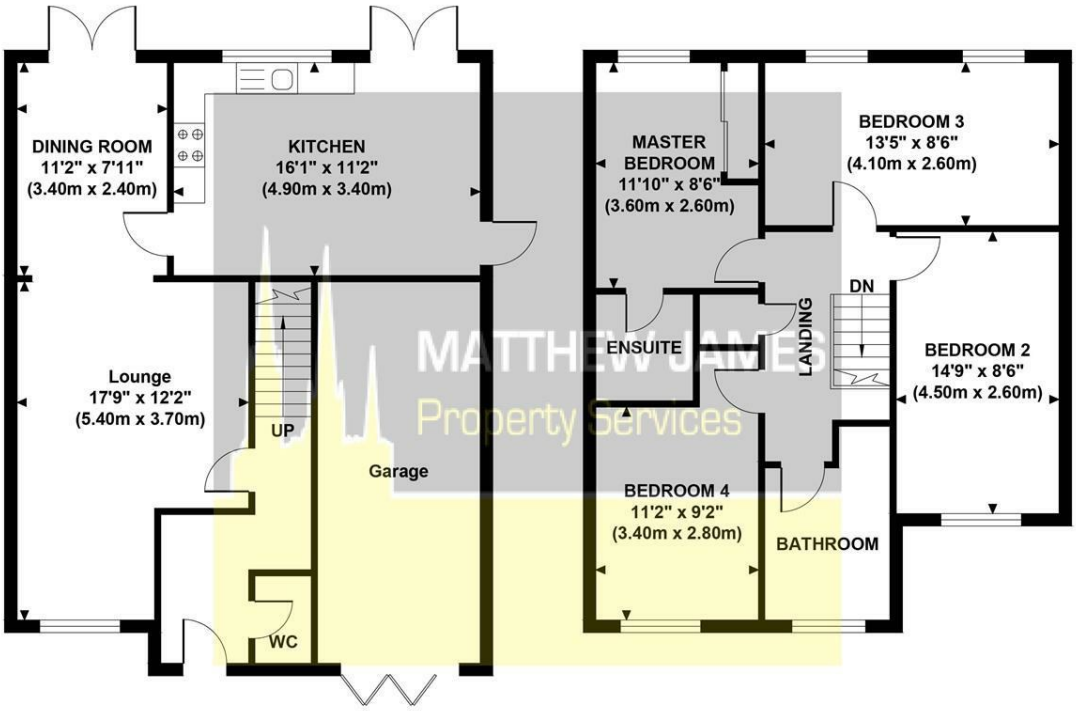
Family Bathroom
7'10" x 6'2" (2.4 x 1.9)

Directions

Floor Plan

NOLAN CLOSE

Approximate Gross Internal Area 1407 sq ft / 130.70 sq m

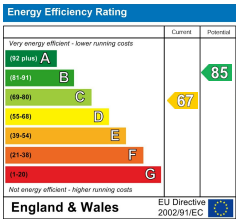


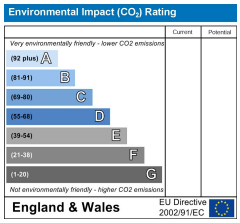
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 747 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 660 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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