



**11 Berkshire Close, Nuneaton, CV10 8EA**  
**£219,995**

TWO / THREE BEDROOMS... DETACHED BUNGALOW... VACANT... NO UPWARD CHAIN... SEPARATE SITTING ROOM... QUIET CUL-DE-SAC LOCATION... CONSERVATORY... BEAUTIFULLY MANICURED REAR GARDENS. Having the benefit of being vacant and having no upward chain, Vaillant gas central heating and double glazing (where specified), this beautiful detached bungalow needs to be viewed to appreciate what exactly is being offered for sale. Briefly comprising of off road parking to the front, storm porch, lounge dining room, two bedrooms both benefiting from built-in wardrobes and matching vanity units, family bathroom with Jacuzzi bath with shower over, fitted kitchen, conservatory, further kitchen / utility room with another sitting room off. This room could very easily be used as an additional bedroom, study or playroom. The rear of the property has beautifully manicured gardens, paved patio and a garden shed with power and lighting. Located within a short drive to shops, schools, public house, Post Office. Call us now to book your immediate viewing.

### **Front Garden**

Laid mainly to decorative block paving with planted borders and access via a dropped kerb which provides off road parking. There is also pedestrian access to each side of the property which leads to the rear garden area,

### **Entrance Porch / Hallway**

Accessed via a decorative PVCu front door and having a PVCu double glazed window to the side and and further obscure glazed door that leads to the:

### **Lounge Dining Room**

**17'1 x 16'1 (5.21m x 4.90m)**

Having a double glazed bay window to the front elevation, a stone built fireplace with inset gas real flame fire and door that leads to the:

### **Inner Hallway**

Having doors leading off to:

### **Master Bedroom**

**15'1 x 8'6 (4.60m x 2.59m)**

Having a double glazed window to the rear elevation, built-in wardrobes with up and over bed storage to the one wall with matching vanity units.

### **Bedroom Two**

**11'10 x 7'7 (3.61m x 2.31m)**

Having a double glazed window to the rear elevation, built-in wardrobes with up and over bed storage to the one wall with matching vanity units.

### **Kitchen**

**12'6 x 6'11 (3.81m x 2.11m)**

Having a double glazed window and door to the rear elevation, a range of wall, base and drawer units with work surface over, space for a stand alone cooker with extractor over, breakfast bar, integrated under counter fridge and splash back tiling to all splash prone areas.

### **Family Bathroom**

**5'11 x 5'3 (1.80m x 1.60m)**

Having a PVCu double obscure glazed window to the side elevation, panel bath with jacuzzi whirlpool facility and shower over, vanity wash hand basin and close coupled WC with storage, extractor and tiling to all four walls.

### **Conservatory**

**11'2 x 8'6 (3.40m x 2.59m)**

Being of PVCu double glazed and dwarf wall design with blinds and fan to the ceiling and opening French doors that lead to the rear garden area.

### **Separate Kitchen / Utility Area**

**7'11 x 7'11 (2.41m x 2.41m)**

Perfect as a stand alone kitchen for a close relative but briefly comprises of a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an upright fridge / fridge freezer and door that leads to:

### **Bedroom Three / Sitting Room / Study / Playroom**

**11'10 x 7'11 (3.61m x 2.41m)**

Having a double glazed window to the front and side elevations. Perfect as a further bedroom, additional sitting room, study or playroom.

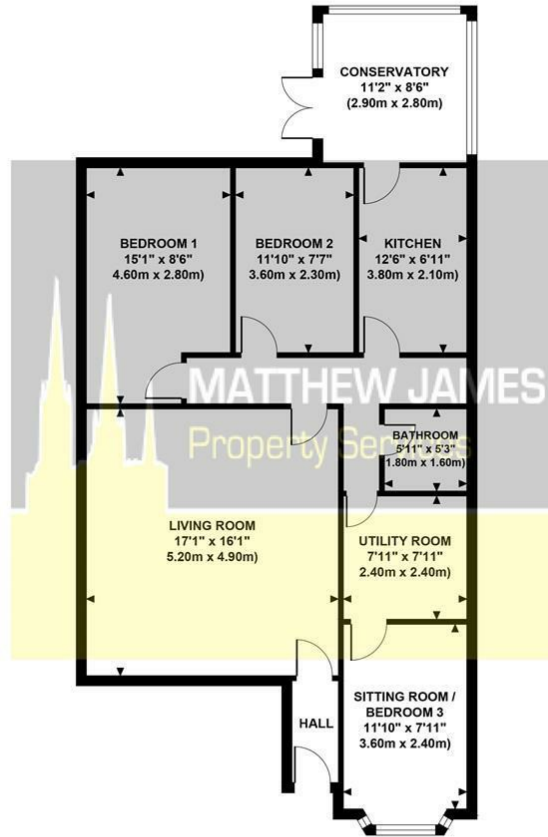
### **Rear Garden**

Having pedestrian access to both sides of the property with outside tap and hose facility, paved patio area, beautifully landscaped borders with lawn and paved pathway that leads to a garden shed which ash the added benefit of having power and lighting.

# Floor Plan

## 11 Berkshire Close

Approximate Gross Internal Area:  
973. sq ft / 90.40 sq m

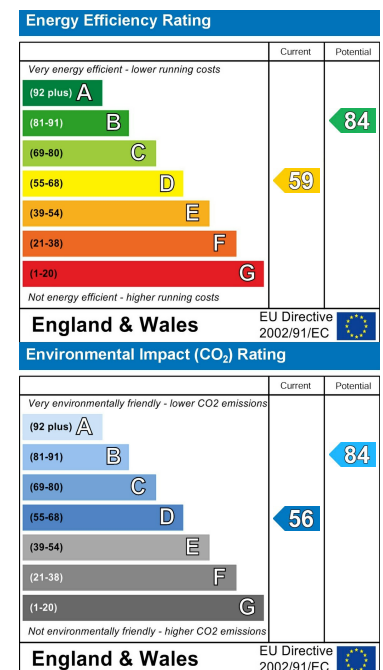


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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