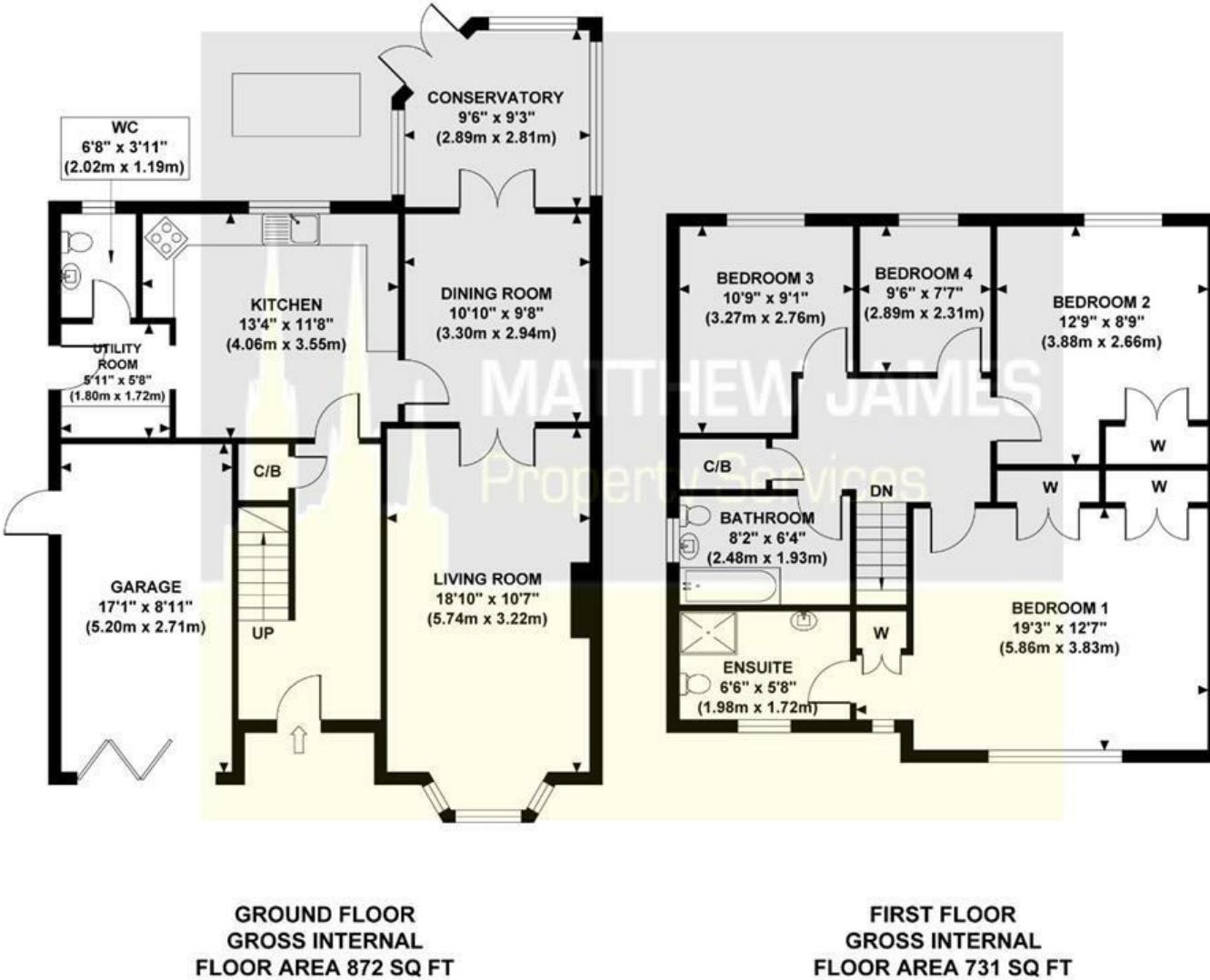


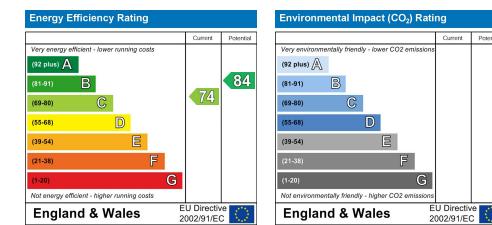
## COOMBE DRIVE PARKING

Approximate Gross Internal Area  
1603 sq ft / 148.90 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



## 19 Coombe Drive

### The Chestnuts, Nuneaton CV10 9DD

FOUR BEDROOMS... MASTER SUITE WITH DRESSING AREA AND EN-SUITE SHOWER ROOM... DETACHED... TWO RECEPTION ROOMS... CONSERVATORY... GROUND FLOOR WC... UTILITY ROOM... CUL-DE-SAC LOCATION... SOUGHT AFTER AREA... OFF ROAD PARKING & GARAGE. Located on a lovely quiet part of a cul-de-sac on The Chestnuts, this lovely detached four bedroom property really could be your next family home. Briefly comprising of off road parking and a garage, front and rear gardens, entrance hallway, living room, dining room, conservatory, kitchen dining room, utility room, ground floor WC, four bedrooms - with master having dressing area and en-suite shower room, family bathroom, PVCu double glazing and combination boiler central heating. Close to all amenities and bus routes, could this be your next perfect family home? Call us now to book your viewing!

## CONTACT INFORMATION

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£345,000

# 19 Coombe Drive

The Chestnuts, Nuneaton CV10 9DD



- \*\* DETACHED \*\*
- \*\* CONSERVATORY \*\*
- \*\* OFF ROAD PARKING & GARAGE \*\*
- \*\* FOUR BEDROOMS \*\*
- \*\* GROUND FLOOR WC \*\*
- \*\* CUL-DE-SAC LOCATION \*\*
- \*\* MASTER SUITE WITH DRESSING AREA & EN-SUITE SHOWER \*\*
- \*\* TWO RECEPTION ROOMS \*\*
- \*\* PERFECT FAMILY HOME \*\*

## Front Garden

## Entrance Hallway

## Living Room

18'10 x 10'7 (5.74m x 3.23m)

## Dining Room

10'10 x 9'8 (3.30m x 2.95m)

## Conservatory

9'6 x 9'3 (2.90m x 2.82m)

## Kitchen Dining Room

13'4 x 11'8 (4.06m x 3.56m)

## Utility Room

5'11 x 5'8 (1.80m x 1.73m)

## Ground Floor WC

6'8 x 3'11 (2.03m x 1.19m)

## First Floor Landing

### Master Bedroom One (suite)

19'3" max x 12'7" max (5.87m max x 3.84m max)

### Master En-Suite

6'6 x 5'8 (1.98m x 1.73m)

### Bedroom Two

12'9 x 8'9 (3.89m x 2.67m)

### Bedroom Three

10'9 x 9'1 (3.28m x 2.77m)

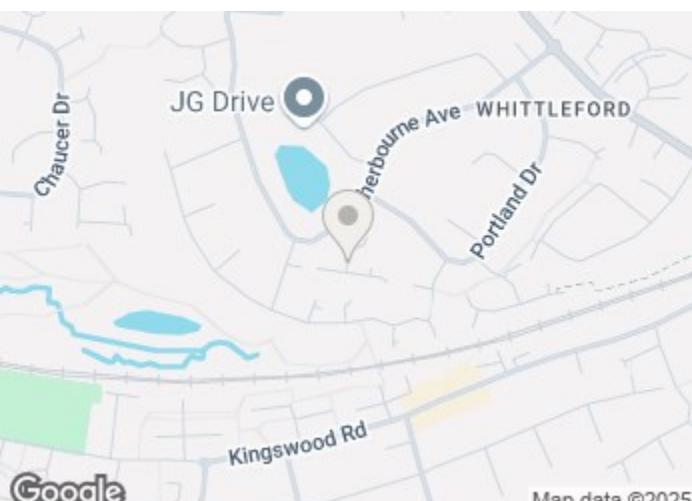
### Bedroom Four

9'6 x 7'7 (2.90m x 2.31m)

### Family Bathroom

8'2 x 6'4 (2.49m x 1.93m)

## Rear Garden



## Directions

