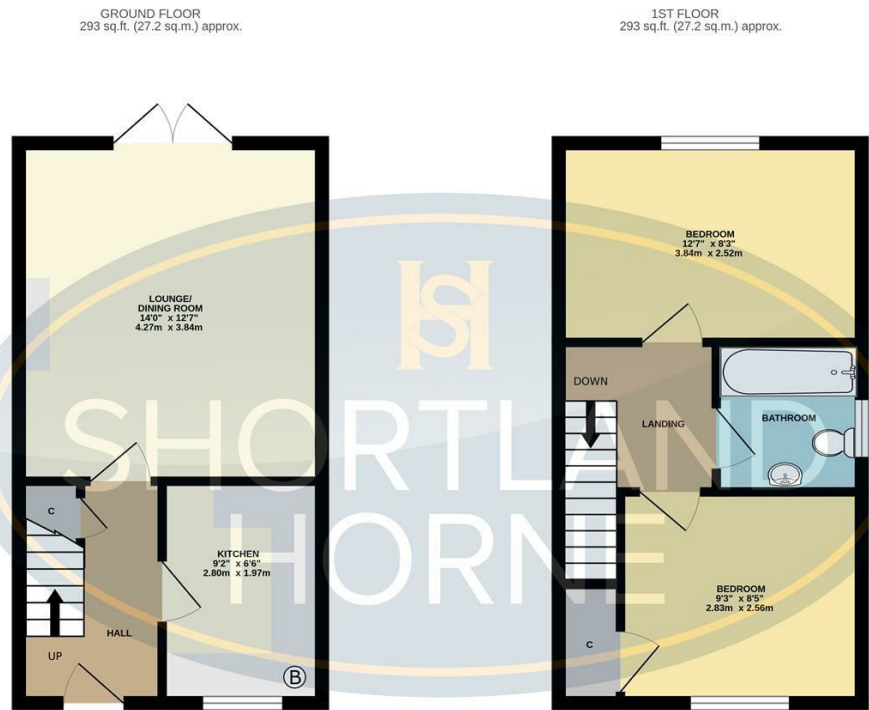


Floor Plan





£210,000

Bedrooms 2
Bathrooms 1

Situated in a quiet cul-de-sac within the friendly and well-regarded area of Walsgrave, this beautifully presented two-bedroom semi-detached home offers a delightful combination of comfort, light, and modern living. Boasting a south-facing rear garden and a driveway for two vehicles, the property provides both practicality and style, making it an ideal choice for first-time buyers, young families, or anyone looking for a move-in ready home.

Step through the welcoming hallway, which seamlessly connects the home's principal rooms, and immediately sense the bright and airy atmosphere that runs throughout the property. The lounge, positioned to the rear, is a generous space with soft carpeting underfoot and French doors that open onto the garden, allowing natural light to fill the room throughout the day. This versatile living area creates an inviting setting for relaxing evenings or entertaining guests, with effortless flow to the dining area.

The kitchen is both practical and contemporary, featuring oak shaker-style units, a tiled floor, and a matching tiled splashback. A Zanussi built-in double oven, four-ring gas hob, and extractor ensure cooking is both efficient and enjoyable, while the recent addition of a new kitchen tap adds a modern touch. The square layout provides ample space for meal preparation, storage, and casual dining, combining functionality with a clean, timeless design.

Ascending the carpeted staircase, the first-floor landing leads to two well-proportioned bedrooms. The main bedroom spans the full width of the property at the rear, offering space for a large bed and additional furniture, bathed in natural light from the south-facing aspect. The second bedroom, also a generous double at the front, benefits from a handy storage cupboard, providing flexibility for use as a guest room, home office, or child's bedroom. The bathroom has been thoughtfully maintained, presenting a clean and fresh environment with fully tiled walls, a white three-piece suite, and a new shower over the bath, catering perfectly to modern family needs.

Externally, the property continues to impress. The south-facing rear garden features a patio immediately beyond the French doors, ideal for outdoor dining or morning coffee, which gently flows onto a well-maintained lawn and side access. The front driveway accommodates two vehicles, ensuring convenient parking, and contributes to the home's overall sense of space and accessibility.

Wavendon Close enjoys an enviable location, perfectly placed for a range of local amenities. Families will benefit from its proximity to highly regarded schools, while everyday conveniences, including shops and essential services, are just moments away. The University Hospital is only a short drive, making healthcare easily accessible. Excellent transport links, with straightforward access to the A46 and nearby public transport options, ensure commuting and travel are effortless, adding to the appeal of this peaceful yet well-connected setting.

With no onward chain and presented in move-in condition, this charming home balances modern practicality with a cosy, light-filled ambience. Its thoughtful layout, well-appointed features, and peaceful setting make it a standout opportunity for anyone seeking a comfortable and convenient lifestyle in Walsgrave.



GROUND FLOOR		Bathroom OUTSIDE Rear Garden Driveway
Hall		
Lounge/Dining Room	14' x 12'7	
Kitchen	9'2 x 6'6	
FIRST FLOOR		
Landing		
Bedroom 1	12'7 x 8'3	
Bedroom 2	9'3 x 8'5	