



## Pallett Drive

, St Nicolas Park, CV11 6JA

**£1,450 Per Calendar Month**



Nestled in the charming area of Pallett Drive, Nuneaton, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in many urban settings.

The location in Nuneaton is particularly appealing, offering a friendly community atmosphere while being well-connected to local amenities, schools, and transport links. This makes it an excellent choice for those who appreciate both tranquility and accessibility.

In summary, this detached house on Pallett Drive is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious living areas, comfortable bedrooms, and convenient parking, it is a property that truly deserves your attention.



## Entrance

Via double glazed entrance door leading into:

## Entrance Hall

Radiator, wooden laminate flooring, telephone point, stairs to first floor landing with under-stairs storage cupboard, doors to:

### Lounge 12'5" x 14'3" (3.78m x 4.35m)

Double glazed window to front, electric fire, double radiator, TV point, opening into:

### Dining Room 8'3" x 10'4" (2.51m x 3.15m)

Double radiator, double glazed double doors to garden, door to:

### Kitchen 12'5" x 10'4" (3.78m x 3.15m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, eye level electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, radiator, door to side.

## Landing

Obscure double glazed window to side, access to loft space with pull down ladder, doors to:

## First Floor W.C

Obscure double glazed window to side, close coupled WC, tiled splashback, radiator, textured.

### Bedroom 9'5" x 7'9" (2.87m x 2.37m)

Double glazed window to front, radiator, door to wardrobe.

### Bedroom 12'4" x 10'1" (3.76m x 3.08m)

Double glazed window to front, built-in wardrobe(s) with full-length mirrored sliding door, hanging rails and shelving, radiator.

### Bedroom 8'7" x 11'9" (2.62m x 3.59m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, radiator, door to:

## Storage

Wall mounted combination boiler serving heating system and domestic hot water.

## Bathroom

Fitted with piece suite comprising panelled bath with shower over and glass screen and pedestal wash hand basin, tiled surround, extractor fan, obscure double glazed window to rear, heated towel rail, door to:

## Outside

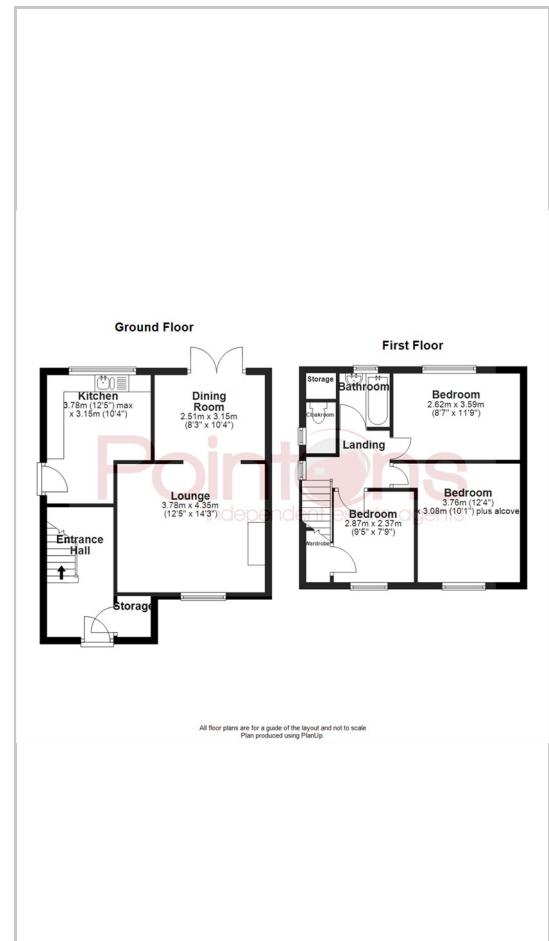
To the rear is an enclosed garden mainly paved with feature stoned/gravelled patio areas. To the front is a driveway providing parking for vehicles, access to garage and entrance.

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.

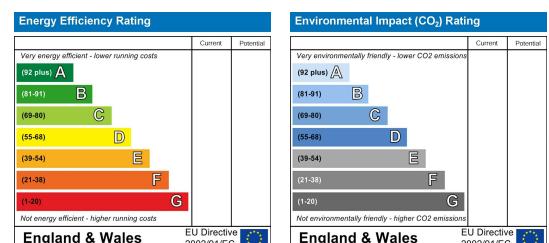
## Area Map



## Floor Plans



## Energy Efficiency Graph



109 NEW UNION STREET  
COVENTRY, CV1 2NT  
coventry@pointons-group.com  
024 7710 333  
Company No: 7359350



BOND GATE CHAMBERS  
NUNEATON, CV11 4AL  
nuneaton@pointons-group.com  
024 7637 3300  
Company No: 6743033

[www.pointons-group.com](http://www.pointons-group.com)

VAT NO 742186125

74 LONG STREET  
ATHERSTONE, CV9 1AU  
atherstone@pointons-group.com  
01827 711911  
Company No: 81323250