



**Eden Court, Nuneaton
CV10 9AG
£325,000**

Freehold - Nuneaton & Bedworth Band: D - EPC: C

Nestled in the cul-de-sac of Eden Court, Nuneaton, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a well-presented interior and is free from any upward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for family gatherings or quiet evenings. The heart of the home is undoubtedly the kitchen and dining room, which flows seamlessly into a delightful conservatory, providing an abundance of natural light and stunning rural views from the rear. A convenient utility room and a downstairs WC add to the practicality of this well-designed space.

The first floor features four generous bedrooms, each offering ample built-in storage. The master bedroom benefits from an en-suite bathroom, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this home ideal for family living.

Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation and play. Additionally, there is parking available for up to three vehicles, along with a garage, ensuring convenience for the whole family.

This charming home in Eden Court is not just a property; it is a lifestyle choice, offering a peaceful setting with excellent rural views, all while being close to local amenities. Do not miss the opportunity to make this delightful house your new home.



Entrance Hall

15'6" x 6'3" (4.73m x 1.91m)

Entrance via front door, stairs off to the first floor, under stairs storage and doors off to various rooms.

Living Room

16'5" x 12'2" (5.00m x 3.70m)

With double glazed window to front and radiator.

Kitchen/Diner

9'10" x 20'4" (3.00m x 6.20m)

Fitted with a matching range of base and eye level units with worktop space over, built in stainless steel sink unit, electric hob with extractor hood over, eye level fan assisted oven, radiator and double glazed window to rear.

Conservatory

9'2" x 8'2" (2.80m x 2.50m)

With double glazed windows to side and rear, french doors to rear and electric heater.

Utility

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

With worktop space and plumbing/space for appliances, door to rear garden.

WC

3'9" x 5'4" (1.15m x 1.63m)

With low level WC, hand wash basin with pedestal tap and tiled splashback, radiator and obscure double glazed window to side.

Landing

2'9" x 3'0" (0.85m x 0.92m)

With doors off to various rooms.

Bedroom

15'5" x 12'2" (4.70m x 3.70m)

With double glazed window to front, storage cupboard and radiator.

En-suite

4'2" x 6'2" (1.28m x 1.87m)

Partly tiled suite comprising of a shower cubicle and screen, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to front.

Bedroom

12'10" x 7'7" (3.90m x 2.30m)

With double glazed window to front, storage cupboard and radiator.

Bedroom

7'3" x 11'6" (2.20m x 3.50m)

With double glazed window to rear and radiator.

Bedroom

9'2" x 8'2" (2.80m x 2.50m)

With double glazed window to rear, storage cupboard and radiator.

Bathroom

7'3" x 5'11" (2.20m x 1.80m)

Partly tiled suite comprising of a panelled bath, low level WC, hand wash basin with pedestal taps, heated towel rail and obscure double glazed window to rear.

Outside

To front there is a tarmacked driveway for multiple vehicles, with partly lawned and shrubbed garden, side gated access to rear which is tiered of decked and lawned, offering excellent views.

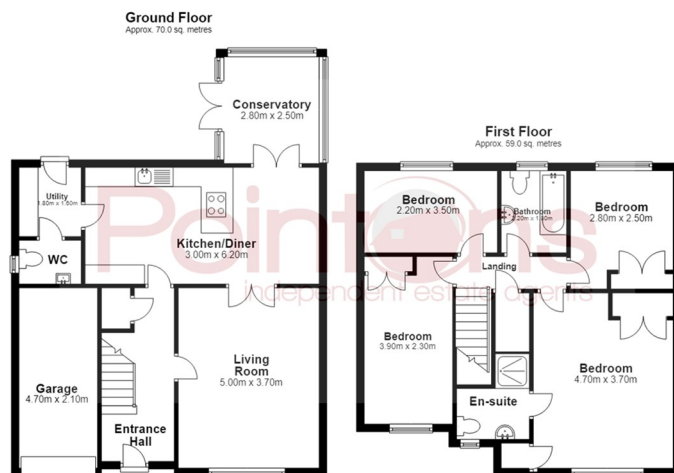
Garage

15'5" x 6'11" (4.70m x 2.10m)

With up and over door, with power and lighting.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 129.0 sq. metres

All floor plans are for a guide of the layout and not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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