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St. Nicolas Park Drive, Nuneaton
CV11 6DL
£315,000

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

Nestled in the ever popular St. Nicolas Park estate of Nuneaton, this charming semi-detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, garage and driveway this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a bright entrance hall that leads to a generous living room, seamlessly flowing into a dining area, perfect for entertaining guests or enjoying family meals. The fitted kitchen is functional and provides ample space for culinary adventures. Additionally, a convenient downstairs WC enhances the practicality of the home.

The first floor boasts four well-sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, ensuring that all amenities are easily accessible.

Externally, the property features a driveway with parking for up to two vehicles, along with a garage for additional storage or vehicle space. The rear garden provide a lovely outdoor area for children to play or for hosting summer gatherings.

This home comprises from double glazing and part gas central heating, while the property does require some cosmetic modernisation internally, it presents an excellent opportunity for buyers to personalise their new home to their taste.

Situated close to local shops and within the Higham Lane catchment area, this property is also conveniently located near the town centre and the A5, making it ideal for commuters. This delightful family home is not to be missed and is sure to attract considerable interest.

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Entrance Hall
Entrance via front door with doors off to various rooms, radiator and stairs off to the first floor.

Living Room
12'6" x 11'6" (3.80m x 3.50m)
With double glazed window to front and gas fireplace.

Dining Room
12'2" x 11'6" (3.70m x 3.50m)
With double glazed window and door to rear.

Kitchen
8'10" x 12'2" (2.70m x 3.70m)
Fitted with a matching range of base and eye units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, boiler, tiled flooring and splashback, double glazed window to rear and door leading to side access.

WC
With low level WC and obscure double glazed window to side.

Landing
With doors off to various rooms, storage cupboard containing immersion tank and double glazed window to side.

Bedroom
12'6" x 11'6" (3.80m x 3.50m)
With double glazed window to front.

Bedroom
12'2" x 11'6" (3.70m x 3.50m)
With double glazed window to rear.

Bedroom
9'6" x 12'2" (2.90m x 3.70m)
With double glazed window to front and built in wardrobes.

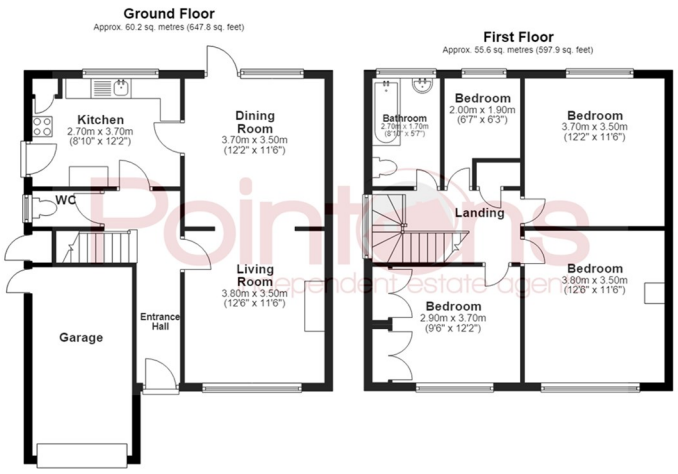
Bedroom
6'7" x 6'3" (2.00m x 1.90m)
With double glazed window to rear and radiator.

Bathroom
8'10" x 5'7" (2.70m x 1.70m)
Partly tiled suite comprising of a panelled bath, low level WC, hand wash basin with mixer tap, radiator and obscure double glazed window to rear.

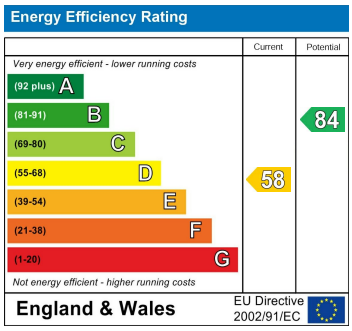
Outside
To front there is a tarmacked driveway, with lawned and shrubbed sections, side gated access to rear there is an enclosed garden made up of lawn, shrubs and patio sections with store.

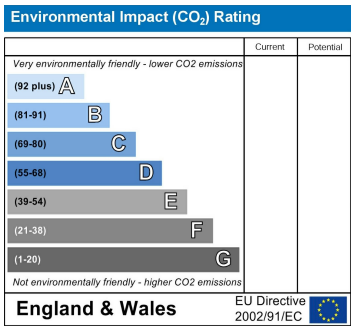
Garage
Access via up and over door from front and side door via the rear, containing consumer unit and utility meters.

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. 115.7 sq. metres (1245.8 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.





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