



Derwent Way, Nuneaton CV11 6HL

Offers In The Region Of
£300,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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NO CHAIN. A very spacious, two bedroom detached bungalow situated within a highly regarded location of Nuneaton. St Nicolas Park estate is highly regarded, most sought-after and is convenient for easy daily access to the town centre and local amenities. The accommodation briefly comprises, entrance porch, entrance hall, spacious lounge, kitchen dining room, two good sized bedrooms, wetroom, study, lean to and a utility room. Outside, there is ample parking to the single garage with the rest being laid to lawn. At the rear, there is a lovely, generally private and south facing garden. Council Tax Band D. EPC TBC.



Enter Via Enclosed Double Glazed Porch

9'8 x 5'9 (2.95m x 1.75m)

With tiled flooring and opaque glazed door leading to

Reception Hallway

7'0 x 5'3 (2.13m x 1.60m)

With radiator, opaque double glazed window and further opaque glazed door leading through to

Lounge

17'0 x 14'0 (max) (5.18m x 4.27m (max))

With double glazed window, radiator, gas fire and doors leading to

Dining Kitchen

15'8 x 8'8 (4.78m x 2.64m)

Kitchen area with range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset electric hob with built in oven and extractor hood, inset one and a half drainer sink with mixer tap, double glazed window and opaque double glazed door to side.

Dining Area with dado rail, double radiator and double glazed window.

Inner Hall

5'9 x 4'0 (1.75m x 1.22m)

With useful storage cupboards with foam lagged hot water cylinder and doors to

Bedroom One

12'5 x 9'0 (3.78m x 2.74m)

With double glazed window, radiator and built in wardrobe.

Bedroom Two

8'8 x 10'0 (2.64m x 3.05m)

With double glazed window and radiator.

Wet Room

6'5 x 5'5 (1.96m x 1.65m)

With low level flush WC, pedestal wash hand basin, electric shower, panelling to surrounding walls, radiator, extractor fan and opaque double glazed window.

Study

14'4 x 6'9 (4.37m x 2.06m)

With double glazed window, built in wardrobe, radiator and door leading to

Lean To

22'6 x 6'7 (6.86m x 2.01m)

With radiator and tiled flooring.

Outside

To The Front of the Property

There is a slab driveway providing ample off road parking leading to car port and garage (15'10 x 5'7) with up and over door, glazed window to rear, power and lighting and sliding door to Utility (13'3 x 3'7) with drainer sink, cupboards under, tiling to splash back, double glazed window to side and front, plumbing for washing machine and opaque double glazed door leading to rear garden, remainder of the front is laid to lawn with decorative borders and gated side access leads to

South facing Rear Garden

With large slabbed patio area, decorative lawn, surrounding well stocked mature borders of various plants and shrubs, fruit bearing trees, greenhouse, shed, enclosed by timber fencing and is generally private.

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2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by

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5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

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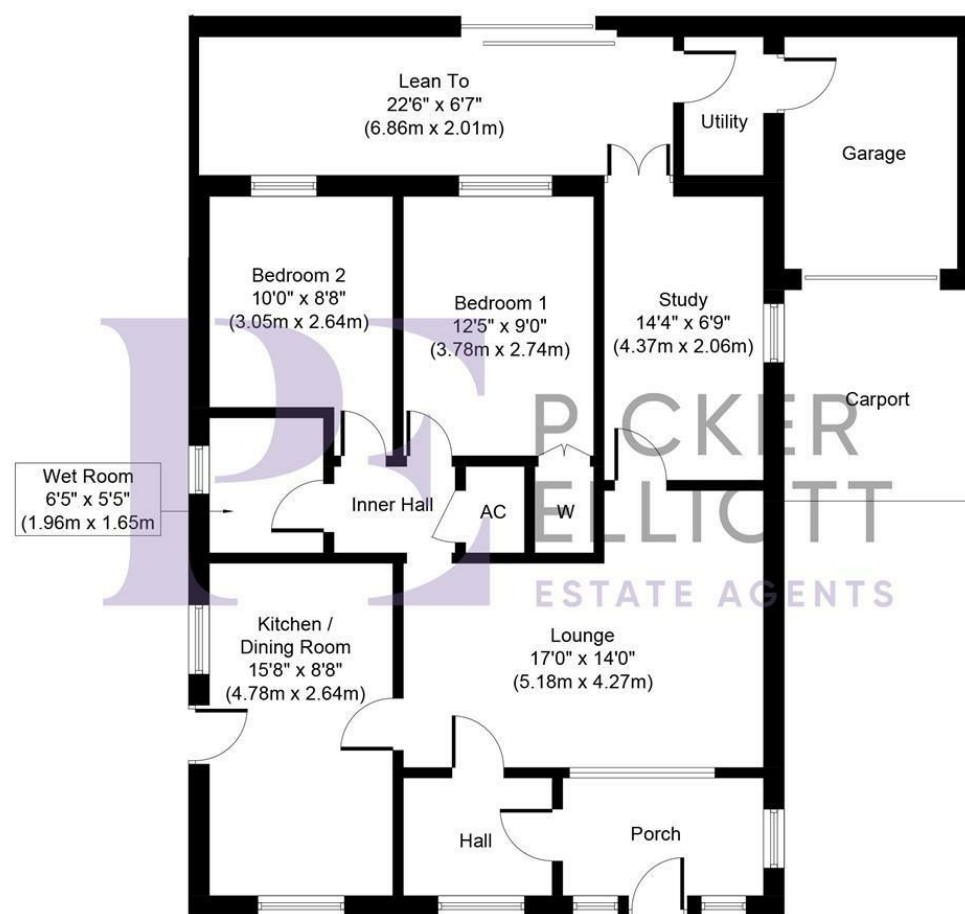
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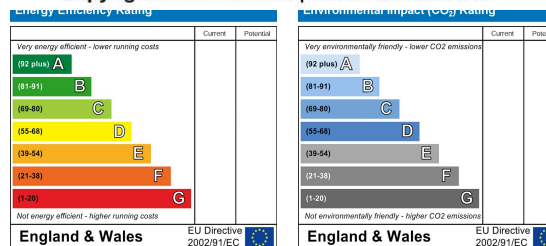




**Approximate Floor Area
(Excluding Garage & Carport)**
1071 Sq. ft.
(99.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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