



Bantam Way Nuneaton

- Stylish four bedroom detached family home
- 2024 Jelson home with NHBC warranty
- Superb 30-foot open-plan living kitchen
- Bay-fronted sitting room
- Versatile study/playroom
- Main bedroom with en suite and fitted storage
- Landscaped private rear garden
- Detached double garage with ample parking
- EPC Rating A / Council Tax Band F / Freehold

Alexanders are delighted to present this stylish and beautifully appointed modern four bedroom family home, occupying a peaceful cul de sac position alongside open green space on the outskirts of the popular town of Nuneaton. Constructed in 2024 by Jelson Homes, the property has been thoughtfully enhanced by the current owners and remains covered by the remainder of its NHBC warranty.

A particular highlight of the home is the impressive open-plan living kitchen, where quality finishes, generous proportions and an abundance of natural light combine to create an exceptional central living space. Complemented by carefully considered upgrades throughout, the property offers a wonderful sense of space and practicality, with every aspect finished to a high standard.

Outside, the landscaped rear garden provides a private and attractive space to relax or entertain, while the detached double garage and generous driveway add further convenience. Enjoying a pleasant position beside green space, yet within easy reach of Nuneaton's excellent amenities and road links including the A5 and M69, the property strikes an ideal balance between peaceful surroundings and everyday accessibility.





Accommodation:

The welcoming entrance hall leads to a generous bay-fronted sitting room, offering a comfortable and refined reception space, together with a versatile study, perfectly suited to home working, a playroom or snug.

Spanning across the rear of the property is a superb open-plan living kitchen; an outstanding space measuring almost 30ft in length and designed with modern family living and entertaining in mind. Flooded with natural light and featuring French doors opening onto the garden, the kitchen is fitted with an extensive range of cabinetry complemented by elegant quartz worktops and integrated appliances. A separate, fully fitted utility room provides practical day-to-day convenience, whilst a ground floor WC completes the layout.

To the first floor, the spacious landing gives access to four well-proportioned double bedrooms. The main bedroom benefits from bespoke fitted storage and a contemporary en suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom finished to an equally high standard.

Gardens and land:

The property enjoys an attractive plot, offering a good degree of privacy adjacent to green space, with landscaped gardens that are predominantly laid to lawn. A patio area provides an excellent outdoor entertaining space, whilst a detached double garage and ample driveway parking for multiple vehicles further enhance the practicality of this outstanding home.

Location:

Situated in a peaceful cul de sac position, the property enjoys a convenient setting on the outskirts of Nuneaton. The area offers an excellent range of everyday amenities, including local shops, supermarkets, cafés, healthcare facilities and leisure amenities, whilst Nuneaton town centre is just a short drive away, providing a wider selection of retail, dining and entertainment options. The property also falls within the catchment area for the highly regarded Higham Lane School, adding to the appeal of this well-connected location.

For commuters, the property is exceptionally well placed, with convenient access to the A5, A444, M6, M42 and M69, offering straightforward connections to Coventry, Birmingham, Leicester and the wider Midlands motorway network. Nuneaton railway station also provides regular direct services to Birmingham, Coventry and London, making this a well-connected location for those travelling for work.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





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Services:

The property is connected to mains gas, electricity, water, and drainage.

The property benefits from solar panels and battery storage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

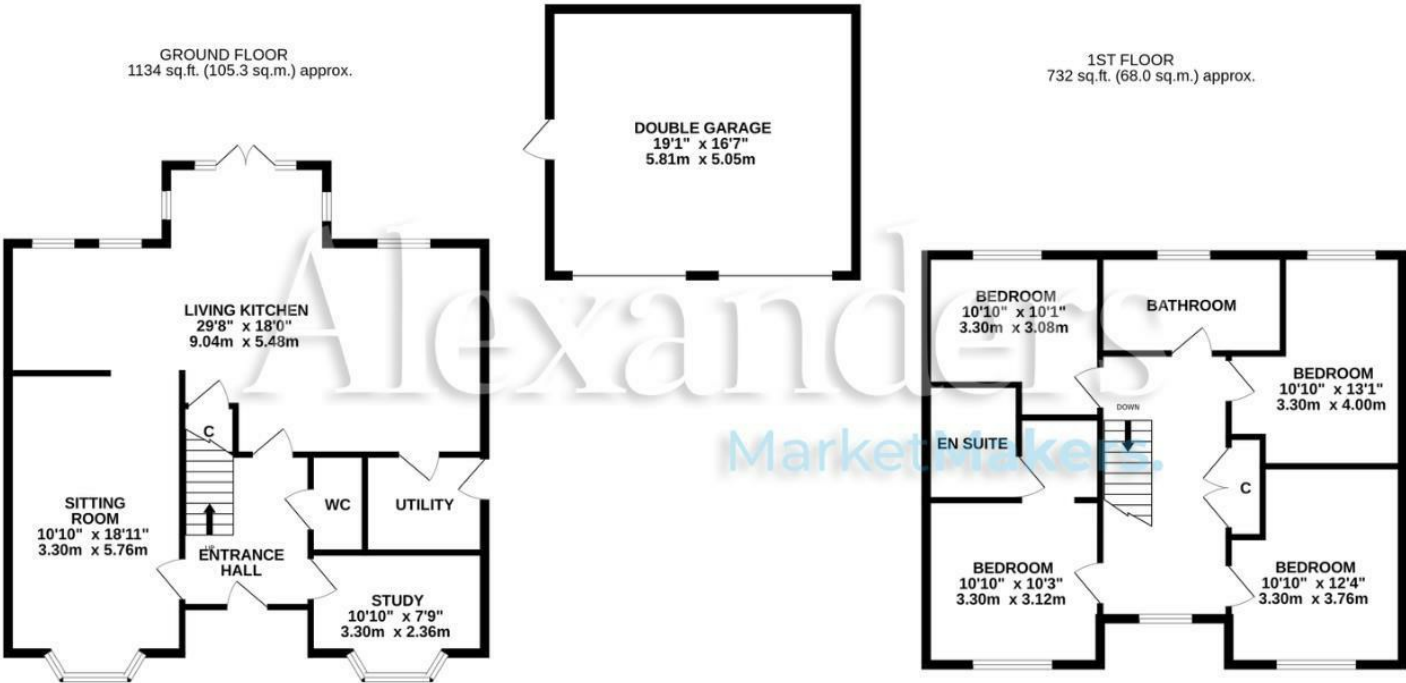
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

