



Roman Avenue, Nuneaton, CV11 6ZS

£450,000

An attractive three double bedroom executive family home which provides an immaculate interior and is positioned on a large, landscaped private plot, providing good degrees of privacy. The interior offers a high specification throughout with upgrades to both floors. The ground floor provides an impressive 26' open plan kitchen dining family area, comfortable bay fronted living, cloakroom wc and large entrance hall with storage areas. The first floor has three double bedroom all with en suite facilities, the main bedroom also providing a dressing area with fitted wardrobes. Outside there are large, landscaped rear gardens which provide access to the converted garage currently in use as a Gym. To the front of the property there is driveway parking for two to three vehicles.

Situated on this popular development by Redrow Homes, is this immaculately presented home, situated in this very amenable area with Milby & St Nicholas Primary schools, as well as Higham Lane secondary school, within walking distance. The A5 road network, providing access to multiple motorway options, as well as public transport links and Nuneaton train station all within reasonable proximity.



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ENTRANCE HALL

Stairs to first floor, storage areas, access to ground floor rooms

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LIVING ROOM

Double glazed bay window to front aspect, shelving units, carpeted flooring

KITCHEN DINING FAMILY ROOM

An impressive open plan kitchen dining family area with double glazed windows and doors to rear gardens and access to a separate utility room. The kitchen area is fully integrated and there is a sitting and dining area which provide a great family living space

UTILITY

Washing and drying facilities with door to side access

FIRST FLOOR LANDING

Loft access, carpet flooring, access to all rooms

BEDROOM ONE

Double glazed window, carpet flooring, dressing area with fitted wardrobes

EN SUITE

Shower enclosure, low level wc, heated towel rail, tiled surrounds

BEDROOM TWO

Double glazed window, carpet flooring

EN SUITE

Shower enclosure, low level wc, heated towel rail, tiled surrounds

BEDROOM THREE

Double glazed window, carpet flooring

EN SUITE

Shower enclosure, low level wc, heated towel rail, tiled surrounds

REAR GARDENS

Large landscaped rear gardens with good degrees of privacy and access to garage areas

GARAGE & PARKING

Converted garage currently in use as a Gym, Driveway parking for two to three vehicles





