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Walsingham Drive, Bermuda Park
Asking Price £285,000

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ESTATE AGENTS

Walsingham Drive, Bermuda Park, Nuneaton

Walsingham Drive in the heart of Nuneaton. This delightful property boasts a generous living space of 1234 square feet, making it an ideal family home. With four well-proportioned bedrooms, including a master suite with an en suite bathroom, comfort and privacy are assured for all residents. The house features an inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. The addition of a conservatory enhances the living space, providing a bright and airy area to relax and enjoy the garden views throughout the seasons. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property also benefits from allocated parking, ensuring convenience for you and your guests. Situated in a friendly neighbourhood, this home offers a perfect blend of comfort and practicality. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a desirable location. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Entered via double glazed door.

Cloakroom

Low flush WC. Wash hand basin. Radiator.

Kitchen 11'9" x 6'4".19'8" x 12'9" (3.6 x 1.94.6 x 3.9)

An array of fitted base units with inset sink. Eye level units. Plumbing for an automatic washing machine. Space for upright fridge / Freezer. Gas hob with extractor above. Fan assisted electric oven. Window to front.

Lounge 15'1" x 12'9" (4.6 x 3.9)

Laminate flooring. Radiator. French doors to



Conservatory 8'6" x 7'6" (2.6 x 2.3)

Laminate flooring. French doors to rear5

First Floor Landing

Doors to

Bedroom Two 12'9" x 11'9" (3.9 x 3.6)

Radiator. Window to rear.

Bedroom Three 11'9" x 6'2" (3.6 x 1.9)

Radiator. Window to front.

Family Bathroom

Low flush WC. Wash hand basin. Panelled bath with glazed shower screen and fitted electric shower. Radiator.

Second Floor Landing

Bedroom One 15'1" x 12'9" (4.6 x 3.9)

Radiator. Window to rear.

En Suite

Lardge glazed shower screen with fitted shower. Low flush WC. Wash hand basin. Radiator.

Bedroom Four 12'1" x 9'6" (3.7 x 2.9)

Radiator. Window to front.

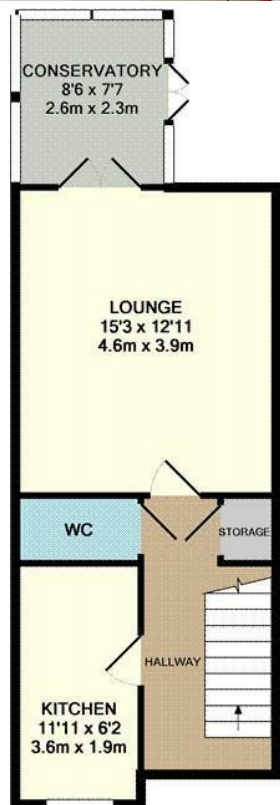
Outside

Paved patio. Lawned area. Fully enclosed. Gated side access.

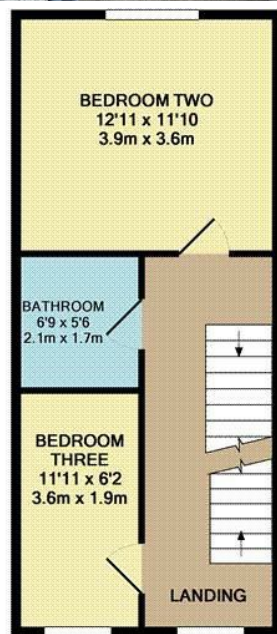
Allocated Parking Space

Allocated parking space. Visitor parking space.

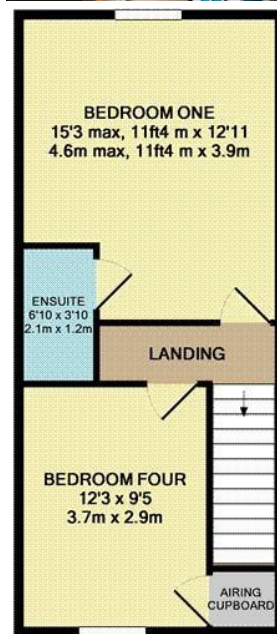




GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 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. 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		
(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	86

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	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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