



## 24 Top Knot Close

Nuneaton, CV11 6DA

Andrew Grant



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**3 Bedrooms    2 Bathrooms    1 Reception Room**

A beautifully presented three-bedroom home, with no onward chain, offering modern living spaces, a private garden and countryside views, positioned at the end of Top Knot Close with no-through road.

- Modern three-bedroom home offered with no onward chain, positioned on a quiet no-through road at the end of Top Knot Close.
- Bright kitchen and spacious reception room creating versatile family living.
- Enclosed rear garden ideal for relaxation and entertaining.
- Convenient off-road parking on a no-through road.
- Convenient access to Nuneaton town centre, schools and commuter routes.

This attractive three-bedroom home in Nuneaton, offers well-balanced living across two floors with a stylish interior, practical layout and available with no onward chain. The ground floor presents a welcoming entrance hall, a modern cloakroom, a spacious reception room and a bright kitchen and dining area leading to the rear garden. The first floor features three comfortable bedrooms, including a primary suite with an en suite shower room, alongside a well-appointed family bathroom. The rear garden provides a private outdoor retreat, backing onto open fields, while the front of the property benefits from convenient off-road parking with no through road. With its modern construction, thoughtful design and desirable location close to local amenities, this home represents an excellent opportunity for a range of buyers.

**814 sq ft (75.6sq m)**





## The kitchen/dining room

The kitchen and dining room form the heart of the home, offering generous proportions and excellent natural light from both a rear window and French doors opening to the garden. Fitted cabinetry and modern appliances combine with practical work surfaces to create an efficient space for cooking and dining. The layout allows plenty of room for a central dining area, making it perfect for family meals and entertaining guests.











## The living room

The living room provides a comfortable and inviting area for relaxation and entertaining. Its generous size allows for flexible furniture arrangements, while large windows fill the space with natural light. This room offers a welcoming atmosphere for everyday family life or quiet evenings at home.



## The hallway and cloak room

The entrance hall sets a positive first impression, linking the main living areas with the staircase to the first floor. Practical storage and light décor enhance the sense of space, while the cloakroom adds convenience with a modern WC and wash basin, ideal for guests or family use.







## The primary bedroom

The primary bedroom is a peaceful and well-proportioned retreat with space for a double bed and storage. A large window provides pleasant natural light, creating an airy and restful environment. Its private en suite enhances comfort and privacy, making this room a true main bedroom suite.



## The primary en suite

The en suite shower room offers modern fittings with a corner shower enclosure, wash basin and WC. Its bright, well-finished design provides a practical and comfortable space that complements the primary bedroom perfectly.





## The second bedroom

The second bedroom offers generous proportions and a calm atmosphere, ideal for use as a guest room or further family bedroom. A large window adds brightness and provides uninterrupted views over open countryside, contributing to a pleasant and versatile space suitable for various needs.







## The third bedroom

The third bedroom is a bright and versatile space that can serve as a child's bedroom, study or guest room. A large window brings in plenty of natural light, enhancing the comfortable proportions and creating a calm atmosphere suited to work or rest.







## The bathroom

The family bathroom features modern fittings, including a bath with shower over, wash basin and toilet. A window adds ventilation and natural light, giving the room a fresh and practical finish that complements the home's contemporary design.





## The rear garden

The rear garden enclosed by timber fencing, backs onto open countryside, providing a secure setting with a mix of lawn and decking, creating distinct areas for seating and play. The decked terrace is perfect for outdoor dining or enjoying the sunshine, while the lawn offers space for children or pets. A gravel pathway adds practicality and complements the garden's neat layout.











## The driveway and parking

At the front of the home, the driveway provides convenient off-road parking, ensuring easy access for residents and visitors. The approach is neat and welcoming, complementing the property's modern exterior.



## Location

Situated at Nuneaton, this home enjoys an enviable location within a quiet residential area. Nuneaton town centre is close by and offers a wide selection of shops, supermarkets, cafés and leisure facilities. Families benefit from a range of reputable schools within easy reach, catering for all ages.

The area also provides excellent transport connections. Nuneaton railway station offers direct services to Birmingham, Coventry and London, while nearby roads including the A444, A5 and M6 make commuting straightforward. Green spaces and local parks provide opportunities for outdoor recreation, and everyday amenities such as healthcare, sports facilities and community services are readily available.

This convenient and well-connected location makes the property ideal for families, professionals and anyone seeking modern living within a friendly and accessible setting.

## Services

The property benefits from mains gas, electricity, water and drainage.

The master bedroom and en-suite are served by a second, independent thermostat for the central heating, allowing you to heat only the spaces in use for excellent energy efficiency.

## Council Tax

The Council Tax for this property is Band C.





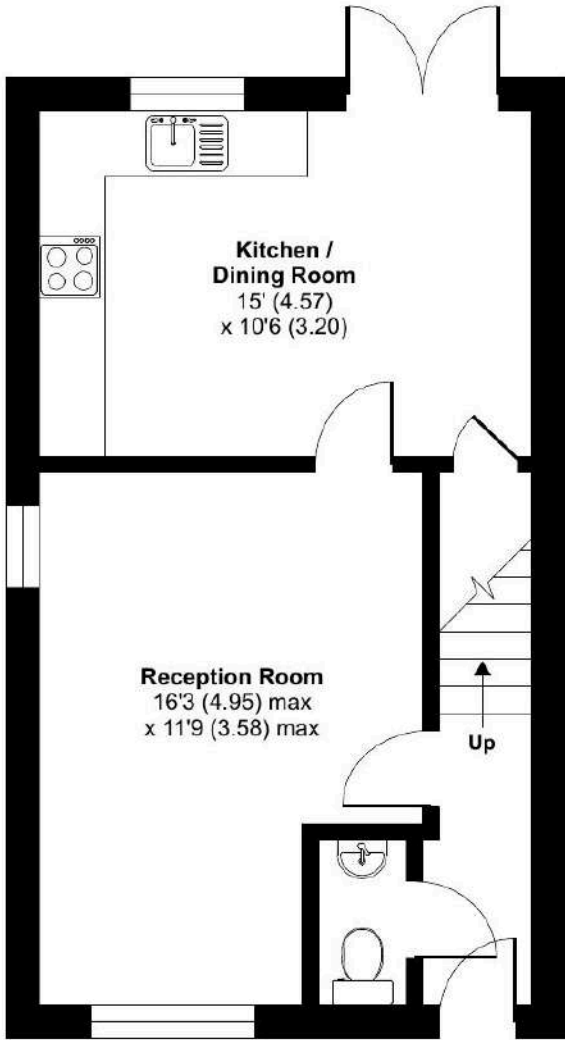
# Top Knot Close, Nuneaton, CV11

Approximate Area = 814 sq ft / 75.6 sq m

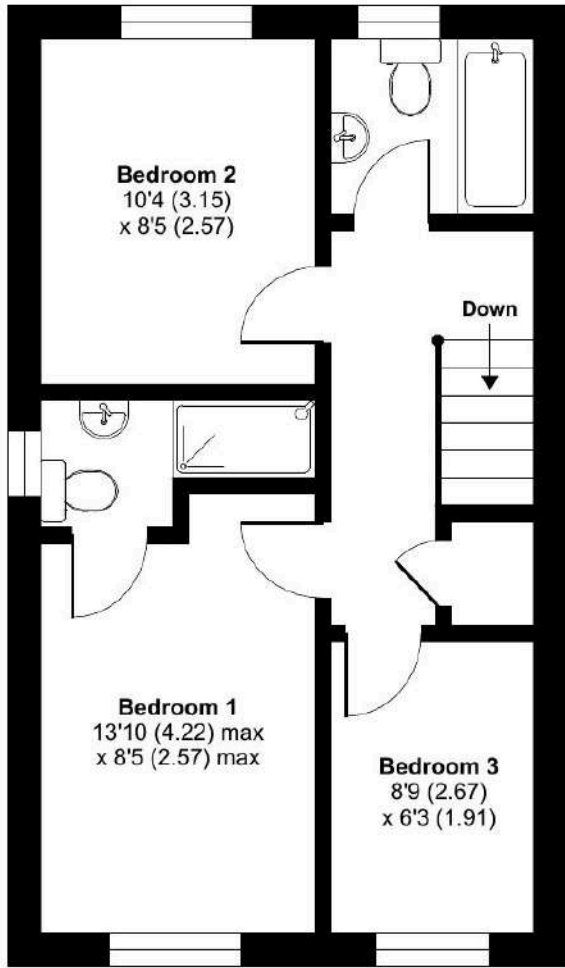
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1368636



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