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## 12 Quantock Drive , Nuneaton, CV10 8PU

STYLISH, OPEN PLAN, TURNKEY OPPORTUNITY WITH LUXURY BATHROOM.

This attractive, well-presented, semi-detached home offers stylish, ready-to-move-into accommodation, ideally positioned close to well-regarded schooling, excellent transport links and everyday amenities.

The property is approached via a recently installed driveway, with a reduced gradient to provide safer, more practical access. The driveway offers off-road parking for two vehicles and immediately sets the tone for the quality found throughout the home.

An entrance porch opens into a bright and welcoming open-plan lounge diner, featuring large windows, attractive wooden flooring, and neutral decor throughout. This versatile living

**Guide price £240,000**

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- Sought-after residential location on Quantock Drive, close to well-regarded schooling
- Welcoming entrance porch leading into a bright open-plan lounge diner
- Full-width rear conservatory with double doors opening onto the garden
- Early Viewing is Highly Recommended
- Excellent transport links and convenient access to local amenities
- Attractive wooden flooring and neutral decor throughout
- Side garage/store building, fully enclosed and double glazed
- Recently installed driveway with reduced gradient and parking for two vehicles
- Stylish refitted kitchen with integrated dishwasher, oven and hob
- Two double bedrooms and a luxury four-piece refitted bathroom with freestanding bath and walk-in shower

## Entrance Porch

6'7" x 1'3" (2.01 x 0.39)

## Bedroom Two

14'5" x 6'6" (4.41 x 2.00)

## Lounge/Diner/Kitchen

16'7" x 23'5" (5.07 x 7.15)

## Conservatory

16'4" x 7'8" (5.00 x 2.34)

## Garage/Store

23'8" x 6'7" (7.23 x 2.03)

## Bathroom

11'5" x 6'6" (3.50 x 2.00)

## Bedroom One

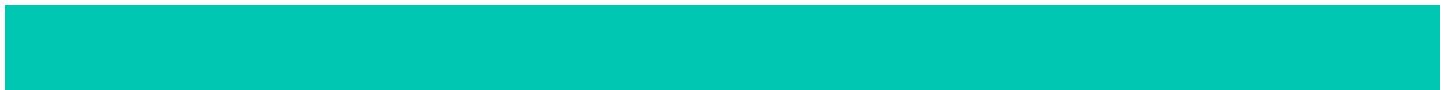
18'6" x 9'4" (5.64 x 2.85)

## Walk In Wardrobe

6'6" x 4'3" (2.00 x 1.32)



## Directions



## Floor Plan



**Ground Floor**  
Floor area 72.4 sq.m. (779 sq.ft.)



**First Floor**  
Floor area 38.3 sq.m. (412 sq.ft.)

**Total floor area: 110.7 sq.m. (1,191 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	