



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



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

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