

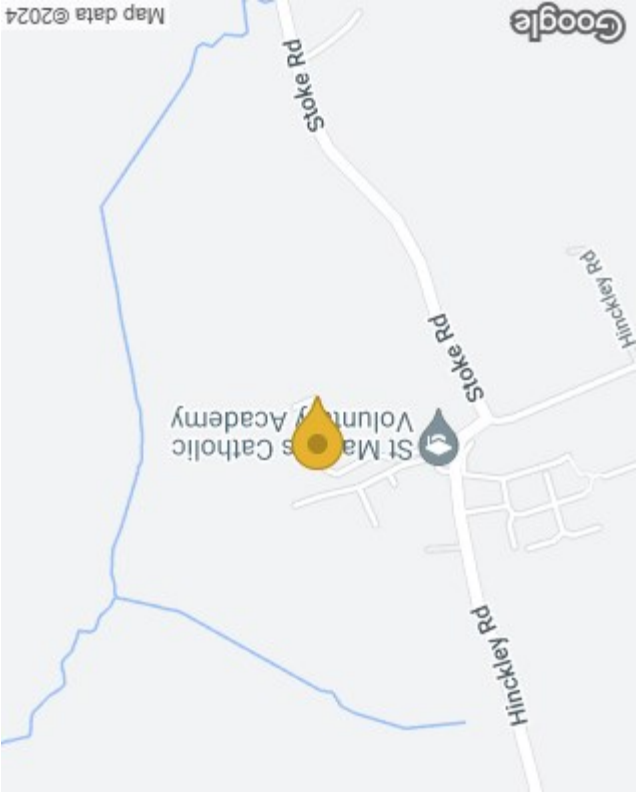
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

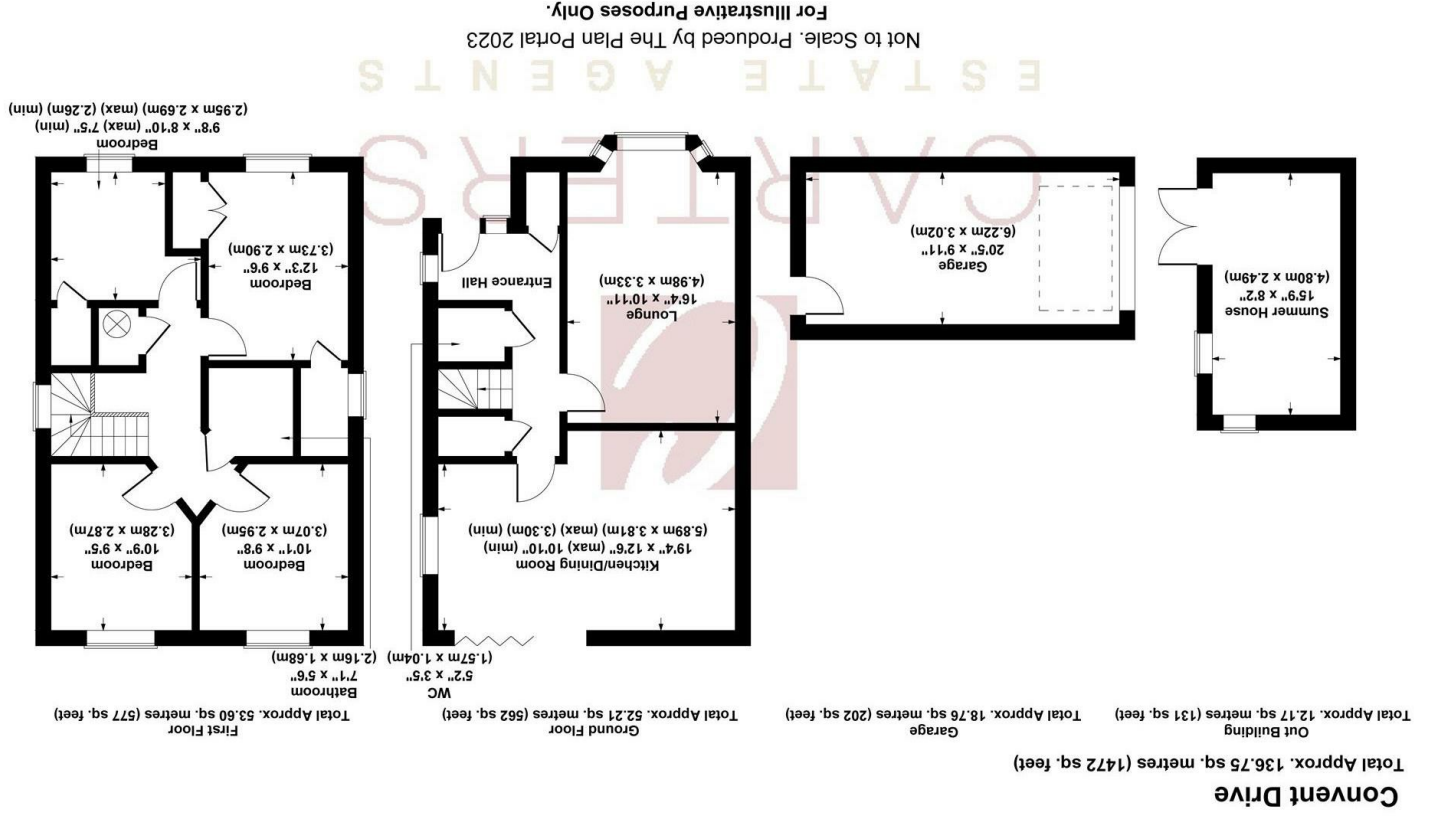
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan



37 Convent Drive
 Nuneaton, CV13 6JF
 Asking Price £375,000



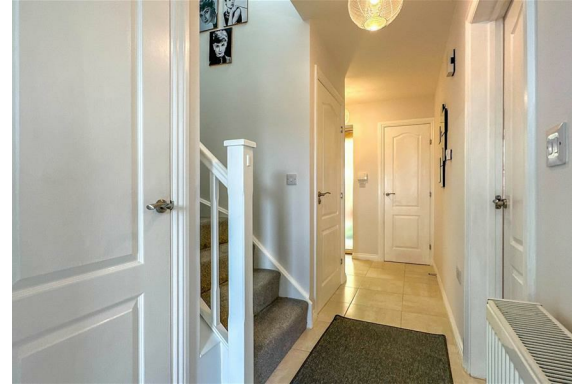
37 Convent Drive

Nuneaton, CV13 6JF

Nestled at the quiet end of a serene cul-de-sac in Stoke Golding's picturesque Village, this contemporary four-bedroom detached residence awaits your discovery. Offering an expansive view of the school playing fields at its rear, this property seamlessly blends peaceful seclusion with the charms of village living.

Recently updated with fresh decor and featuring a brand-new fireplace in the living room, this modern-style home is ready for you to move in and make it your own. Notably, there's a splendid garden room, which doubles as an ideal home office space for remote workers or small business owners.

Upon entering, the spacious entrance hallway warmly welcomes you, complete with practical storage cupboards. The front-facing living room boasts a bay window and an elegant fireplace with an electric fire, as well as new carpets, creating a cozy atmosphere for winter evenings. To the rear, the open-plan kitchen and dining area offer an abundance of cabinets, an integrated fridge/freezer, and a range cooker with an extractor hood. This space, with room for dining and bi-fold doors leading to the garden, is perfect for summer gatherings.



Ascending the newly carpeted galleried landing upstairs, you'll find four generously proportioned bedrooms, most of which have recently replaced carpets. The main bedroom features built-in double wardrobes and an en-suite with a mains shower. Additionally, there's a family-size bathroom with a white three-piece suite.

Outside, the property's front showcases a driveway that accommodates two to three vehicles and provides access to a single garage with a vaulted ceiling and storage space. There's also a small lawned area and a secure gate leading to a side lawn.

The rear garden boasts a meticulously maintained lawn, a paved patio, and a standout feature: the garden room/home office. This fully insulated space comes complete with UPVC double-glazed doors and windows, wired with electricity. It offers dimmable inset spotlights in the ce

