



*A Unique Approach To
Selling Homes.*

26 Watitune Avenue
Guide Price £395,000

4 2 1



Are you looking for an impressive modern home in a desirable location? This property might be the one for you!!

Xchange properties are delighted to bring to market this beautiful four bedroom detached property on Watitune Avenue, Weddington, Nuneaton.

The property is in the catchment area for the highly regarded Higham Lane School and is close to many local amenities and transportation options. It also features a large lounge with a bay window, an open-concept living kitchen with doors leading to the rear garden, a utility room, four bedrooms with built-in wardrobes, and an ensuite bathroom, family bathroom, and off-road parking for the principle.

Entry Hall: A composite front door with glazed inserts, a radiator, a cloaks cabinet, a ceiling light fixture, and stairs leading to the first floor are the points of entry.

Downstairs Bathroom - A ceiling light, a two-piece suite featuring a low-flush WC, a radiator, and a pedestal basin with a chrome tap over and tiled splash back.

Lounge - Double doors, radiator, dual aspect uPVC double glazed windows with a large bay window on the side elevation providing an abundance of natural light, and ceiling light points are used to gain access.

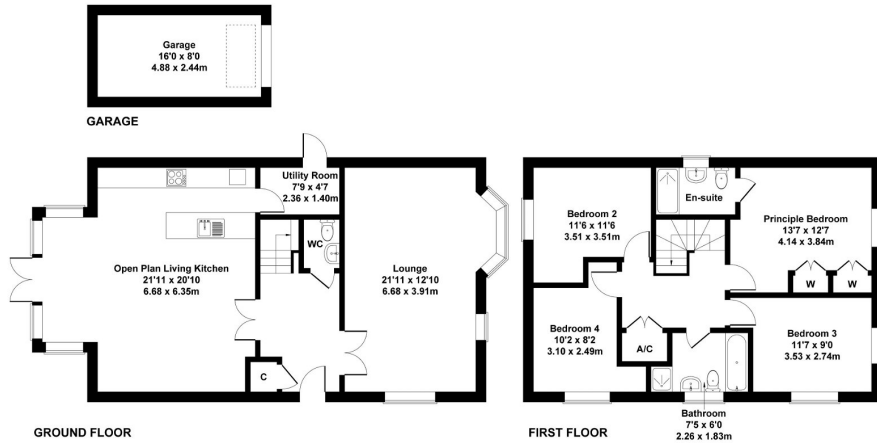
Open Concept Living Space Kitchen - The kitchen is equipped with a variety of wall and base units, including a fitted double oven with a gas hob and extractor hood over, microwave, dishwasher, fridge freezer, and uniform breakfast bar with additional storage space. It is accessed through double doors and offers an excellent space for entertaining. The worktops are contrasting, and there is an inset stainless steel 'Blanco' sink with mixer tap over and drainer. There are also double glazed windows on the side elevation, double glazed French doors leading to the back garden, and a door to the utility room.

Utility Room - A ceiling light, a side door leading to the back garden/ garage, space and piping for a washing machine and a dryer, and a



26 Watitune Avenue, Nuneaton, CV10 0DG

Approximate Gross Internal Area
1742 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

- NO ONWARD CHAIN
- 4 Double Bedrooms
- Large Open Plan Kitchen/ Dining Room
- EPC - B
- Higham Lane Catchment Area
- Single Garage With Off Road Parking
- Highly Regarded Location
- Nuneaton and Bedworth Borough Council



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |