





## **Over 6,000 SqFt Luxury Home, Magyar Crescent, Nuneaton, CV11 4SG**

Offers Over £1,200,000

 5  4

OVER 6,000 SQUARE FOOT LUXURY HOME! | Electric Gated Front | Quiet Cul-De-Sac location! | Outstanding Ofsted Rated Local Schools | 5 Large Bedrooms | 5 Reception Rooms & Snooker Room/Gym Room | Built In 2009 Modern Needs Balanced Beautifully with Charming Character

**Floor Area**  
6415 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

- 5 Large Bedrooms, 3 En-suites, 1 Family Bathroom, Ground Floor shower room
- Over 6,000 SQF of Property
- Spacious family Rooms /Theatre Room with Entertainment Bar
- Multifunction Spaces to Meet Modern Family Needs
- Nuneaton and Bedworth Borough Council / Council Tax band G
- Large Breakfast Kitchen
- Electric Gate / Landscaped Sweeping Driveway with Security System
- Set Back in a Quite Cul-De-Sac
- 2.5 miles from Nuneaton Train Station - Direct Route to London & Birmingham
- EPC Rating C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

