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**Muirfield Close, Nuneaton, CV11 6UA**

# Property Description

\*\*\*NEW PRICE!\*\*\*This much improved and extended detached bungalow which overlooks Nuneaton Golf Course. The spacious well presented accommodation briefly comprises entrance hall having wooden flooring and cloaks cupboard. The lounge has a feature lime stone fire surround with incorporated coal effect gas fire and PVCu double glazed bow window to the front elevation.

The refitted dining kitchen has a range of modern light grey coloured shaker style units with a centre Island and Quartz work surfaces. The integrated appliances include a gas hob with extractor above, oven housing unit with incorporated electric double oven and microwave, larder refrigerator, freezer and a dishwasher. There is also a utility cupboard which houses space for a washing machine and tumble dryer. Opening from the dining kitchen is a fabulous family room/conservatory having bi-folding double glazed doors leading to the garden.

There are also three good size bedrooms with the master bedroom having a dressing room which was originally a bedroom and could be converted if required to create a fourth bedroom which has a range of fitted wardrobes. There are further fitted wardrobes located in the second bedroom and an en-suite bathroom off the third bedroom having a modern white coloured suite comprising panelled bath, vanity unit with hand wash basin, comfort level W.C and a shower cubicle. There is also a further refitted shower room having a shower cubicle, vanity unit with incorporated hand wash basin and a low level W.C. The property also benefits from gas central heating and PVCu double glazing.

Outside the front garden is laid mainly to lawn with a double width tarmac driveway providing access to the store room and garage. The rear garden overlooks the Golf Course being laid to lawn with extensive patio area and a further paved seating area with a covered canopy and a brick built bar ideal for entertaining. There is also a summer house and a further patio area.







Total floor area 115.1 m<sup>2</sup> (1,239 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Key Features

- Much Improved & Extended Bungalow
- Lounge With Feature Fire Place
- Spacious Refitted Dining Kitchen
- Fabulous Family Room/Conservatory
- Three Double Bedrooms
- Modern En Suite Bathroom
- Modern Shower Room
- GFCH & PVCu Double Glazing
- Superb Garden Overlooking Golf Course
- Garage & Store Room

**Reduced To**  
**£529,950**

EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority -