



Connells

Hereward Way
Nuneaton



Property Description

Stunning detached four bedroom Davidson's built home, immaculately presented throughout, located in the highly sought after Church Fields Development and within the Higham Lane school catchment area. The property is built to a high specification and set on a private access road with no through traffic and overlooking open grasslands, close to local amenities and with good links to major road networks.

The accommodation comprises reception hall, guest cloakroom, lounge, spacious open plan family dining kitchen with separate utility room. With three large sized bedrooms and family bathroom to the first floor and a luxury master bedroom suite with dressing room and en-suite shower room to the second floor.

The property also benefits from a private enclosed rear garden, garage and private driveway for multiple vehicles with additional parking space to the front for visitor parking.

Viewing of this property is essential to truly appreciate.

Hallway

Composite entrance door, Amtico flooring, double central heating radiator and built-in storage cupboard.

Guest Cloakroom

UPVC double glazed window to side aspect, Amtico flooring, low level WC, wash hand basin, upgraded half tiled walls and extractor fan.

Lounge

17' 5" x 11' 4" (5.31m x 3.45m)

UPVC double glazed window to front aspect, fitted carpet and dual double central heating radiators.

Kitchen / Diner

19' 6" x 17' 5" (5.94m x 5.31m)

Upgraded fitted kitchen with a range of matching base units and wall cupboards, work surfaces over, inset one and a half bowl single drainer stainless steel sink unit. 'AEG' oven and grill, 'AEG' five burner hob, fridge/freezer, dishwasher and integrated microwave. UPVC double glazed window to rear aspect, double central heating radiator, and UPVC double glazed French doors leading to rear garden.

Utility Room

Amtico flooring and plumbing for washing machine.

First Floor Landing

UPVC double glazed window to front aspect, fitted carpet, dual single central heating radiators, and built-in airing cupboard housing the boiler.

Bedroom 2

12' 1" x 11' 3" (3.68m x 3.43m)

UPVC double glazed window to rear aspect, fitted carpet and single central heating radiator.

Bedroom 3

11' 3" x 10' 10" (3.43m x 3.30m)

UPVC double glazed window to front aspect, fitted carpet, single central heating radiator and double wardrobes.

Bedroom 4

14' 1" x 8' 2" (4.29m x 2.49m)

UPVC double glazed window to rear aspect, fitted carpet and single central heating radiator.

Family Bathroom

8' 3" x 7' 9" (2.51m x 2.36m)

Panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, walls tiled to splash back areas, tiled flooring (with upgraded tile option), central heating radiator, UPVC double glazed window to front aspect and extractor fan.

Bedroom 1

22' 1" x 16' 2" (6.73m x 4.93m)

UPVC double glazed window to front aspect, double central heating radiator, dressing area having Velux window and fitted wardrobes.

En-Suite

6' 6" x 8' 3" (1.98m x 2.51m)

Shower cubicle with shower, low level WC, pedestal wash hand basin, walls tiled to splash back areas, tiled flooring (with upgraded tile option), double central heating radiator, extractor fan and Velux window to rear.

Dressing Room

Dressing area having Velux window and fitted wardrobes.

To The Outside

To the front of the property there is a private tarmac driveway providing off road parking and giving direct access to the garage. Single garage with up and over door, power and light.

To the rear is a private enclosed rear garden with patio area, security lighting, well maintained lawn and fenced boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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