



Connells

Adelie Road
Nuneaton



Property Description

This beautifully presented 3-bedroom semi-detached house, perfect for families or those seeking a comfortable and spacious living environment. The property boasts a bright and airy kitchen-diner, providing ample space for relaxing, entertaining, and dining.

Situated in a highly sought-after residential area, this property benefits from easy access to local shops, schools, and transport links. The nearby park offers a peaceful retreat for walks and outdoor activities, while the town centre provides a variety of restaurants, cafes, and shopping options.

The accommodation briefly comprising to the ground floor of an entrance hallway, downstairs WC, kitchen/diner and separate lounge. To the first floor are three bedrooms and a family bathroom. To the outside is a driveway providing off-road parking for two vehicles and a good sized private rear garden.

Entrance Hallway

9' 8" x 3' 7" (2.95m x 1.09m)

Having door to the front elevation, stairway off to the first floor, door to lounge and door to cloakroom.

Cloakroom

5' 10" x 3' (1.78m x 0.91m)

Having wash hand basin and WC, radiator,

Amtico flooring and double-glazed window to the front elevation.

Lounge

15' 9" x 12' (4.80m x 3.66m)

Having radiator, TV point, Amtico flooring and double glazed window to the front elevation.

Kitchen / Diner / Family Room

17' 3" x 15' 5" (5.26m x 4.70m)

The kitchen is fitted with a range of gloss wall and base units, working surfaces over, stainless steel 1.5 sink and drainer with mixer tap, electric oven, gas hob with cooker hood above, integrated washer/dryer, fridge/freezer and dishwasher, central heating boiler, radiator, ceiling spotlights and Amtico flooring. Double glazed skylight windows and double glazed french doors to the rear elevation leading into the rear garden.

First Floor Landing

8' 8" x 6' 8" (2.64m x 2.03m)

Giving access to the first-floor accommodation.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Having radiator, carpet flooring and double-glazed window to the rear elevation.

Bedroom Two

12' 5" x 8' 6" (3.78m x 2.59m)

Having radiator, carpet flooring and double-glazed window to the front elevation.

Bedroom Three

8' 5" x 6' 7" (2.57m x 2.01m)

Having radiator, carpet flooring and double-glazed window to the front elevation.

Bathroom

9' 3" x 6' 7" (2.82m x 2.01m)

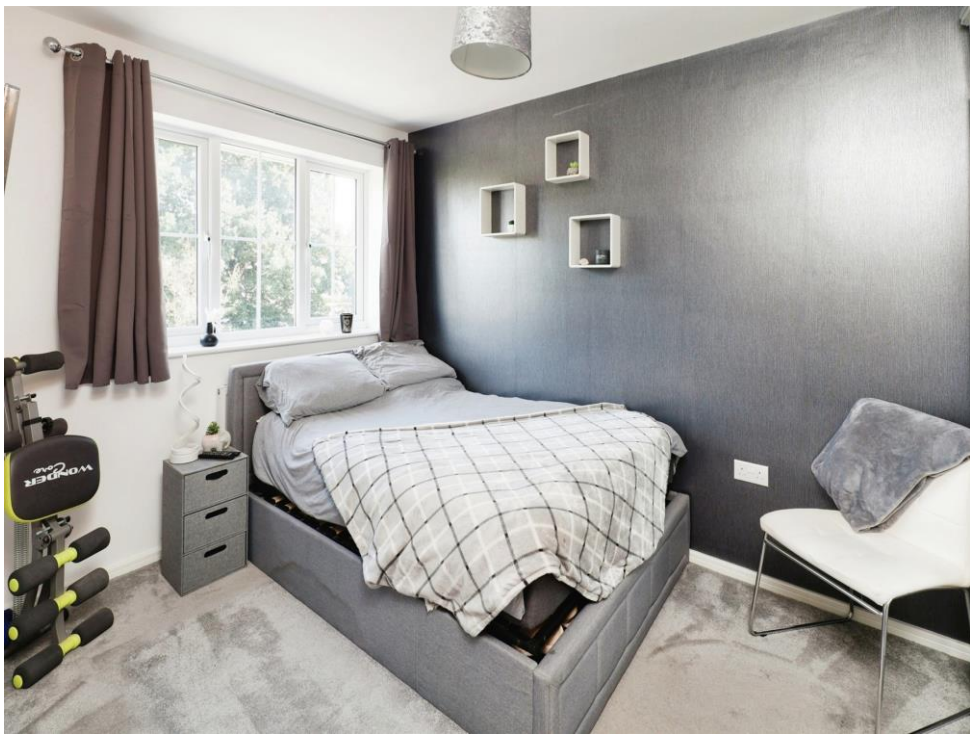
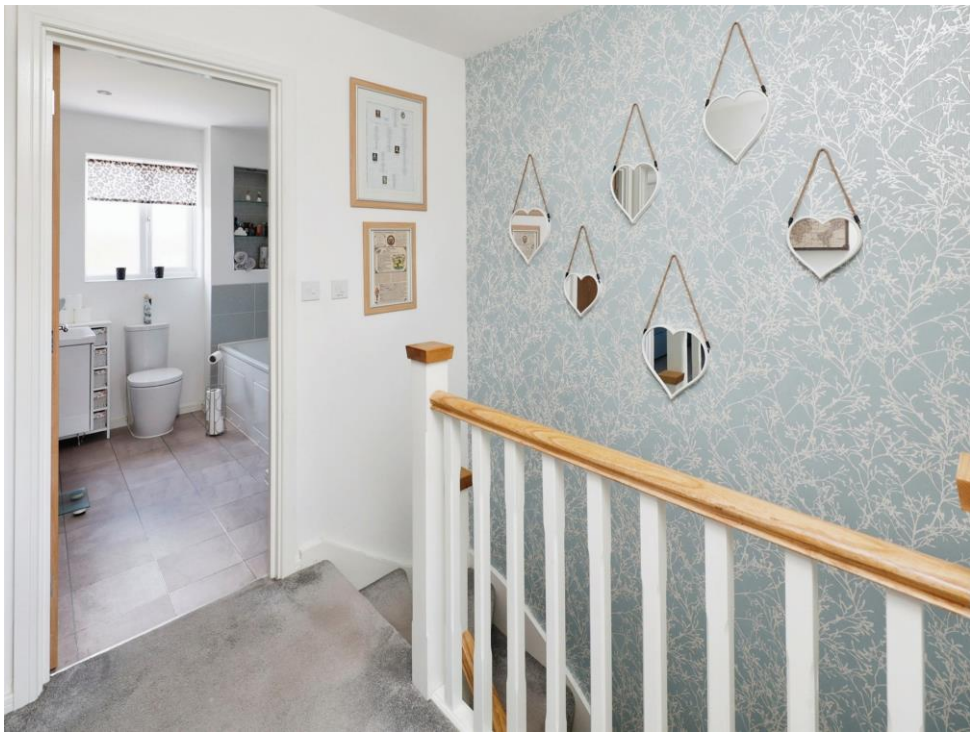
Comprising panel bath with mixer tap, shower cubicle, vanity wash hand basin and WC, part tiled walls, radiator and Amtico flooring. Double glazed window to the rear elevation.

To The Outside

To the front of the property is a small fore garden and driveway to the side providing off road parking for two vehicles. Gated side access to the rear garden.

The rear garden is laid to lawn with patio area and fencing to the boundary.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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