



Connells

Carding Close
Nuneaton



Property Description

Modern three storey end terrace property. David Wilson built to a high standard, located in a highly sought after location, close to local amenities and with good links to major road networks.

The accommodation briefly comprising of an entrance hall, cloakroom, lounge and kitchen/diner. To the first floor are two double bedrooms and family bathroom. The second floor offers a master bedroom with en-suite shower room.

To the outside is a double width driveway, enclosed rear garden with patio and lawned areas and gated access from the side.

Viewing is essential to fully appreciate this stunning property.

To The Ground Floor

Entrance Hallway

Amtico flooring and central heating radiator, composite front entrance door.

Lounge

16' 1" x 12' (4.90m x 3.66m)

Double glazed bay window, Amtico flooring, under stair storage cupboard, central heating radiator.

Dining Kitchen

15' 7" x 10' 4" (4.75m x 3.15m)

Stainless steel single drainer sink unit with mixer tap, fitted base & wall units, Integrated oven, hob with extractor. Dishwasher, Washer/dryer, Fridge freezer. Central heating radiator, Double glazed window, Double glazed French doors to the rear garden.

To The First Floor

Bedroom Two

13' 4" x 8' 8" (4.06m x 2.64m)

Radiator, Double glazed window

Bedroom Three

11' 11" x 8' 7" (3.63m x 2.62m)

Radiator, Double glazed window

Family Bathroom

7' 11" x 6' 5" (2.41m x 1.96m)

Panelled bath, wash hand basin and WC. Heated towel rail, Double glazed window.

To The Second Floor

Bedroom One

20' x 11' 1" (6.10m x 3.38m)

Master bedroom with double glazed window

and twin sky lights, Fitted wardrobes,

En-Suite Shower Room

8' 8" x 3' 8" (2.64m x 1.12m)

Shower cubicle, hand wash basin, WC.
Heated towel rail and extractor fan.

To The Outside

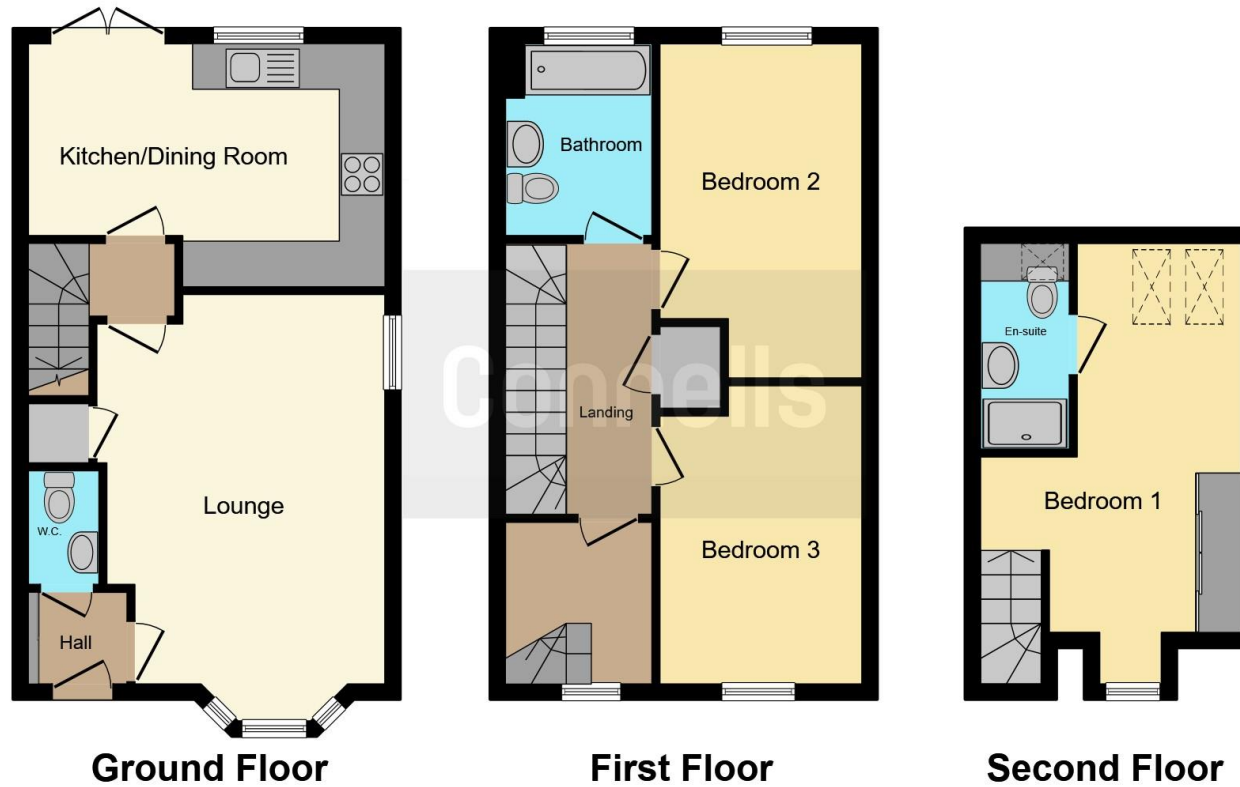
Double width driveway to the front of the property.

Enclosed rear garden with a paved patio area, lawn, side pedestrian access gate.









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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