



**Connells**

Birmingham Road  
Ansley Nuneaton



## Property Description

4-Bedroom Detached Home with Stunning Countryside Views.

Welcome to this magnificent 4-bedroom property, nestled in a tranquil setting with breathtaking views of the surrounding countryside. This spacious home boasts a large driveway and an expansive rear garden, providing ample space for outdoor entertaining and relaxation.

With its idyllic location and exceptional features, this substantial 4-bedroom property is the perfect choice for those seeking a peaceful and comfortable lifestyle in harmony with nature.

The property features a double garage, ensuring secure parking vehicles. Inside, you'll find two well-appointed bathrooms, providing a luxurious experience for all residents.

For more information or to schedule a viewing, please contact us today.

## Ground Floor

### Porch

### Hallway

With an access to all rooms and walk-in storage (8.2 x 7.6)

### Lounge

25' 3" x 12' ( 7.70m x 3.66m )  
Good-sized room with fireplace, windows, and patio doors to the rear garden.

### Study

10' 4" x 11' ( 3.15m x 3.35m )  
Windows to the front.

### Dining/Reception Room

11' 9" x 17' 8" ( 3.58m x 5.38m )  
With windows to the front and side aspect and an access to conservatory.

### Conservatory

11' 6" x 11' 7" ( 3.51m x 3.53m )

### Kitchen/Breakfast Room

10' 4" x 14' 6" ( 3.15m x 4.42m )  
Fully fitted kitchen with hob and oven, and plumbing for dishwasher. Window overlooking the rear garden, breakfast bar area and utility room.

### Utility Room

With a range of wall and base units, plumbing for washing machine and door to the rear.

### Cloakroom

3' 4" x 5' 5" ( 1.02m x 1.65m )  
With wash hand basin and toilet.

## First Floor

### Bedroom 1

14' 9" x 12' 1" ( 4.50m x 3.68m )

With windows to the rear and fitted bedroom furniture including an additional wardrobe.

### Bedroom 2

10' 2" x 10' 9" ( 3.10m x 3.28m )

With window to the front and built-in wardrobe.

### Bedroom 3

10' x 12' 1" ( 3.05m x 3.68m )

With window to the rear and built-in wardrobe.

### Bedroom 4

11' 2" x 7' 2" ( 3.40m x 2.18m )

With window to the front and built-in wardrobe.

### Bathroom

7' 1" x 6' 4" ( 2.16m x 1.93m )

With a bath, wash hand basin and window to the rear. Separate toilet.

### Shower Room

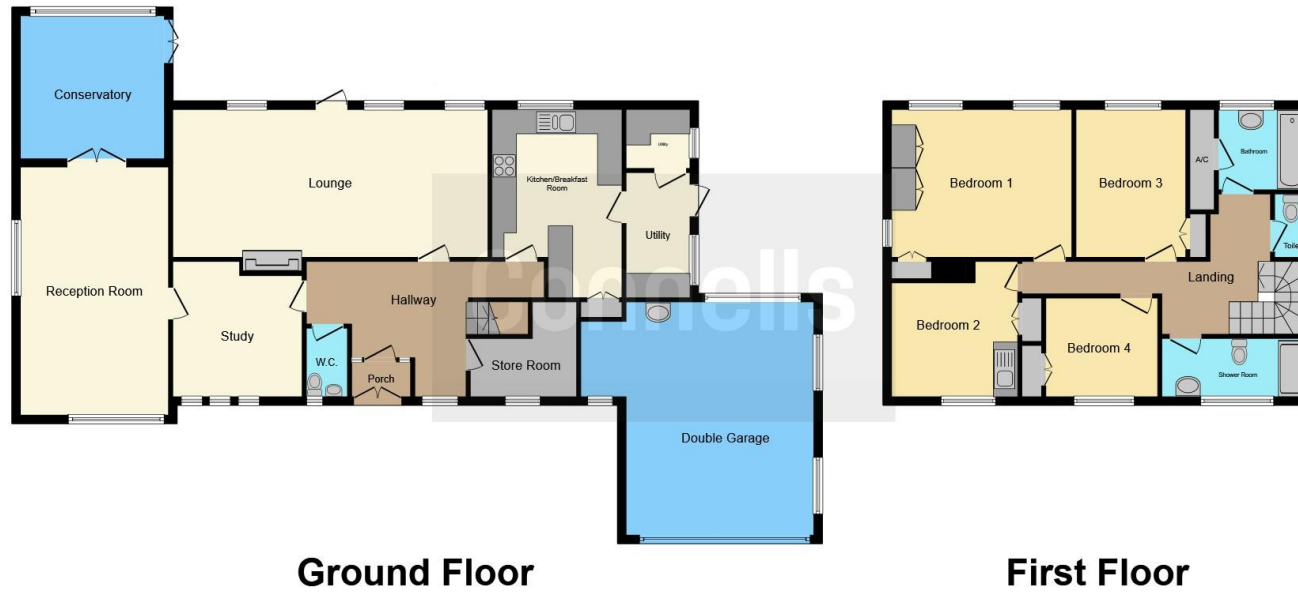
4' 6" x 11' 7" ( 1.37m x 3.53m )

With walk in shower, wash hand basin, toilet, and window to the front.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: HIN312300 - 0005