



147 Pallett Drive, Nuneaton, Warwickshire, CV11 6JA

HOWKINS &  
HARRISON



147 Pallett Drive,  
Nuneaton,  
Warwickshire, CV11 6JA

Guide Price: £480,000

A spacious four bedroom detached family home situated within a popular residential location, occupying a generous size plot.

Having versatile well proportioned internal accommodation totalling over 1500 sqft. In brief comprising entrance hall, cloakroom WC, study, 20ft dual aspect sitting/dining room, inner hallway and fitted kitchen. To the first floor there are four bedrooms and a large family bathroom with the main bedroom having its own en-suite shower room. Externally, the property has delightful front and rear gardens, block paved driveway for several vehicles giving access to the integral garage.

An early internal viewing is strongly recommended.



## Location

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, N69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

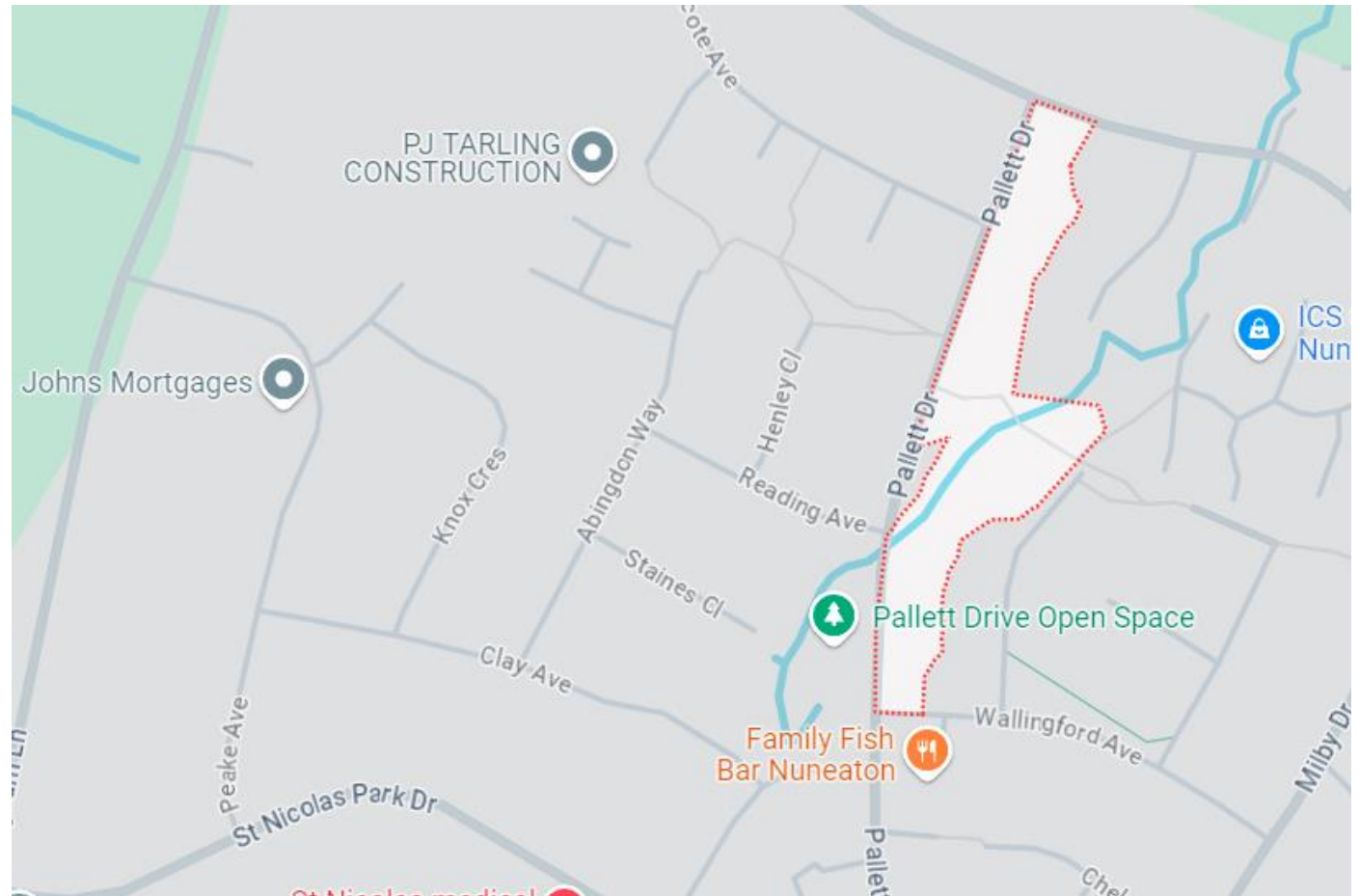
### Travelling Distances

Hinckley - 4.8 miles

Coventry - 10.5 miles

Atherstone - 7.7 miles

Birmingham International Airport - 19.3 miles



## Accommodation Details - Ground Floor

Entrance hall with staircase rising to the first floor, door to a spacious sitting/dining room with dual aspect having two double glazed bay windows and double glazed sliding doors and an Adam's style fireplace. The kitchen has a comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, gas hob with extractor hood above and oven below, inset ceiling lighting and access to a useful utility room. There is a separate study and an inner lobby with door to a cloakroom WC.

## First Floor

The staircase rises to an 'L' shaped landing with window and doors leading off to all four good size bedrooms and a large family bathroom having a roll top bath with shower and mixer tap over low flush WC, pedestal wash hand basin, part tiled wall surround and tiled flooring. The main bedroom has the benefit of its own en-suite shower room with tiled shower, vanity wash hand basin, low flush W, tiled wall surround and tiled flooring.



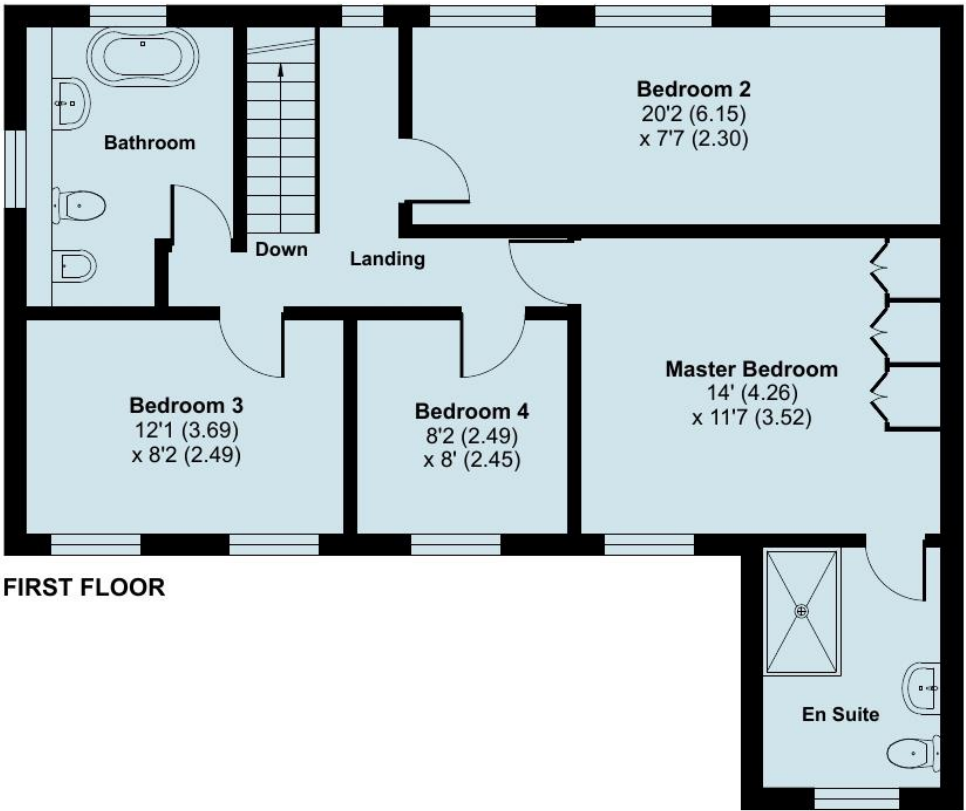
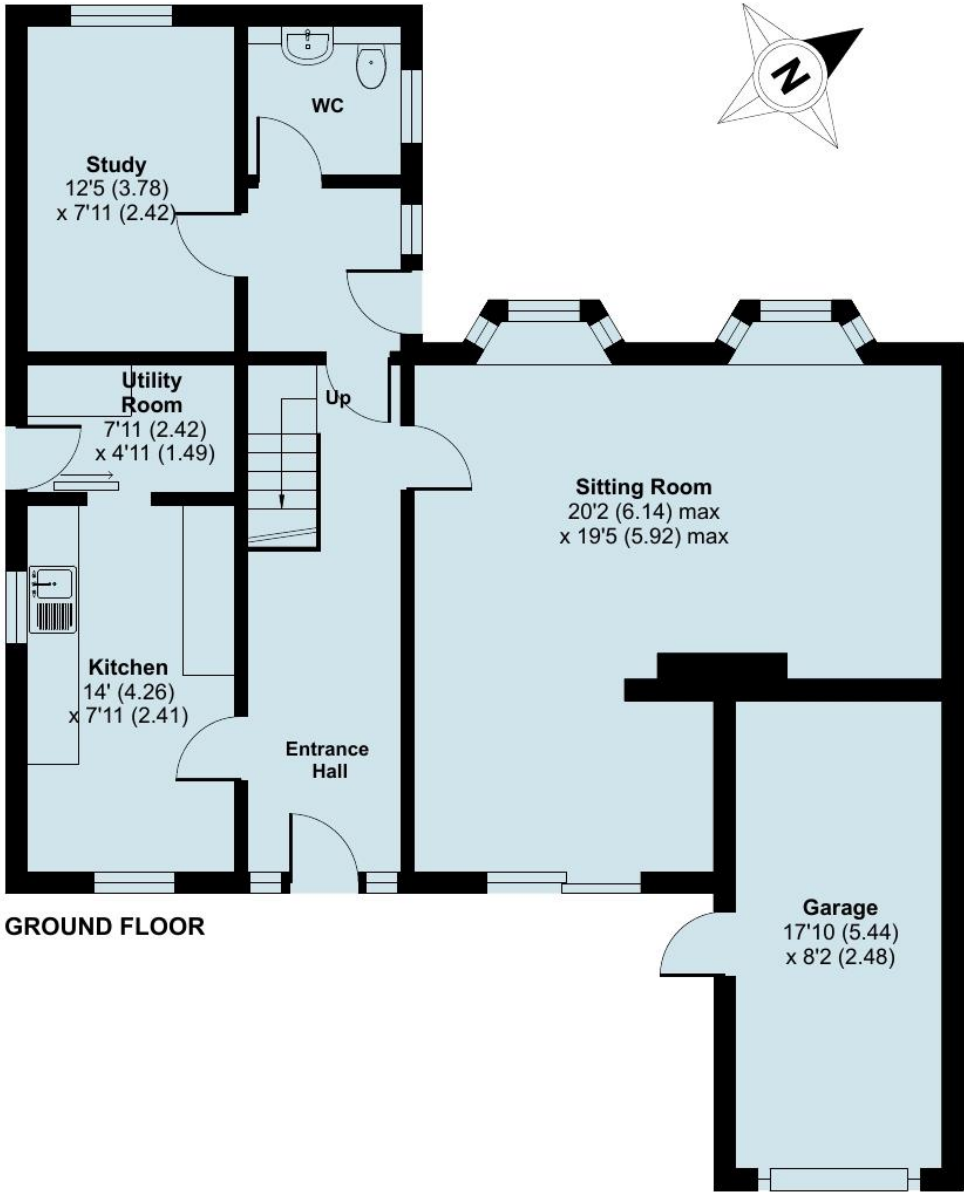
# Pallett Drive, Nuneaton, CV11

Approximate Area = 1550 sq ft / 143.9 sq m

Garage = 141 sq ft / 13 sq m

Total = 1691 sq ft / 156.9 sq m

For identification only - Not to scale







## Outside

Externally, the property is approached over a gated large block paved driveway leading to the attached garage which also has a door to side access. There is a lawned front garden and the rear is also mainly laid to lawn with a paved patio.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Versatile detached family home
- 20ft sitting room
- Fitted kitchen, utility room and cloakroom WC
- Separate study
- Four good sized bedrooms
- Large family bathroom and en-suite shower room
- Ample off road parking and attached garage
- Delightful front and rear gardens









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

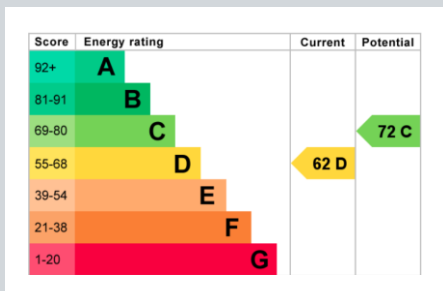
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and ? is the current broadband provider.

## Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

## Council Tax

Band - E



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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