



**Greendale Road, Nuneaton, CV11 6RN**

**£440,000**

**PRICED TO SELL \*\* END OF CHAIN \*\* EXTENDED FOUR BEDROOM DETACHED FAMILY HOME \*\*  
THREE RECEPTION ROOMS \*\* LARGE KITCHEN DINING ROOM \*\* TWO EN SUITE SHOWER  
ROOMS \*\* LANDSCAPED REAR GARDENS \*\* DRIVEWAY PARKING \*\***



# 76 Greendale Road, Nuneaton, CV11 6RN

The property is pleasantly situated with an open aspect to the front upon the highly favoured Royal Park estate off The Long Shoot, which is convenient for easy daily access to Nuneaton's town centre and all local amenities.

## ENTRANCE HALL

Stairs to first floor, tiled flooring, fitted cupboards

## CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

## UTILITY 5'10" x 9'3" max (1.78m x 2.82m max)

Fitted base unit, work top and wall cupboards. Plumbing for an automatic washing machine, tiled flooring, central heating radiator, gas fired boiler and half glazed side entrance door.

## OFFICE 12'0" x 8'7" max (3.66m x 2.64m max)

Tiled flooring and upvc sealed unit double glazed window.

## LOUNGE AREA 20'0" x 11'5" max (6.10m x 3.48m max)

Double glazed upvc window, tiled flooring

## FAMILY ROOM 13'5" x 11'5" max (4.09m x 3.48m max)

Extended room with access from kitchen area, upvc sealed unit double glazed side window, lantern style roof window

## KITCHEN DINING AREA 8'8" x 13'1" x 3'9" x 16'4" max (27'4" x 12'5" max)

Open plan dining kitchen with fitted base units, additional base cupboards and drawers with work surfaces over and fitted wall cupboards. AEG built-in oven, hob and extractor hood. Integrated dishwasher and fridge freezer. Two double central heating radiators, tiled flooring, inset ceiling spot lights and upvc sealed unit double

glazed window overlooking the rear garden.

## FIRST FLOOR LANDING

Loft access, carpeted flooring

## MAIN BEDROOM 17'5" x 11'3" max (5.33m x 3.45m max)

Double glazed window, fitted wardrobes, carpeted flooring

## EN SUITE

Modern en suite shower room with tiled surrounds

## BEDROOM 10'2" x 14'9" max (3.12m x 4.50m max)

Double glazed window, carpeted flooring

## EN SUITE

Modern en suite shower room with tiled surrounds

## BEDROOM 12'5" x 9'10" max (3.81m x 3.00m max)

Double glazed window, carpeted flooring

## BEDROOM 8'11" x 9'8" max (2.74m x 2.95m max)

Double glazed window, carpeted flooring

## FAMILY BATHROOM

Frosted upvc double glazed window, matching three piece bathroom suite with tiled surrounds

## REAR GARDENS

Landscaped rear gardens with pergola seating area, laid to lawn, fully enclosed by panel fencing

## DRIVEWAY PARKING

Parking to the front of the property for two to three vehicles

