



Lower Farm Way, Nuneaton, CV10 0FD

£259,000

An attractive three bedroom, semi detached townhouse offering versatile accommodation arranged over three floors, ideally suited to modern family living.

The property benefits from a generous rear garden, a single garage, and driveway parking for multiple vehicles.

Internally, the home features a well-proportioned living room with direct garden access, a modern kitchen, three bedrooms including a superb top-floor principal suite with dressing area and en-suite, and a contemporary family bathroom.



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ENTRANCE HALL

Welcoming hallway with stairs rising to the first floor and access to all ground floor rooms.

CLOAKROOM WC

Fitted with a low-level WC, wash hand basin with tiled splashback, and neutral décor.

KITCHEN AREA 12'1" x 7'6" (3.7 x 2.3)

A modern fitted kitchen comprising a range of matching wall and base units with work surfaces over. Integrated appliances and space for free-standing appliances. Finished with tiled surrounds and a front-facing double-glazed window allowing natural light.

LIVING ROOM 13'9" x 13'5" (4.2 x 4.1)

A spacious reception room ideal for family living and entertaining, featuring rear aspect double-glazed French doors opening onto the garden. Carpeted flooring and ample room for both lounge and dining furniture.

FIRST FLOOR LANDING

Carpeted landing with access to two bedrooms and family bathroom.

BEDROOM 10'5" x 9'2" (3.2 x 2.8)

A generous double bedroom with a rear-facing double-glazed window.

BEDROOM 11'1" x 9'6" (3.4 x 2.9)

A comfortable double/large single bedroom, front-facing double-glazed window.

BATHROOM

Fitted with a modern white suite comprising panelled bath, wash hand basin, and low-level WC. Complemented by tiled surrounds.

SECOND FLOOR LANDING

Staircase leads to the top-floor suite.

MAIN BEDROOM 14'1" x 12'5" (4.3 x 3.8)

A superb and private main bedroom

suite occupying the entire top floor. Featuring a spacious dressing area, double-glazed window, and carpet flooring.

EN SUITE

Modern en-suite shower room with a corner shower enclosure, low-level WC, wash hand basin, tiled surrounds, and Velux window.

REAR GARDENS

A good-sized and fully enclosed garden, mainly laid to lawn with a gravelled section and paved seating area, providing an ideal space for outdoor entertaining. Gated side access.

GARAGE & PARKING

Single garage with up-and-over door, power and light. Driveway providing off-road parking for two to three vehicles.





