



## Espalier Close

, Nuneaton, CV10 0FY

**£1,595**



Pointon Estate Agents are delighted to offer this stunning detached family home, situated on a private drive, in one of Nuneaton's most sought after locations, Weddington, Nuneaton. This new build property briefly comprises of an entrance hallway, fully fitted kitchen with integrated appliances, utility room, ground floor WC, spacious lounge, and to the first floor, four double bedrooms, master ensuite, built in wardrobes, and a family bathroom, with shower over the bath. This property also benefits from gas central heating and double glazing throughout, front and rear lawns, garage, and driveway. The landlord strictly requests no pets / non smokers.



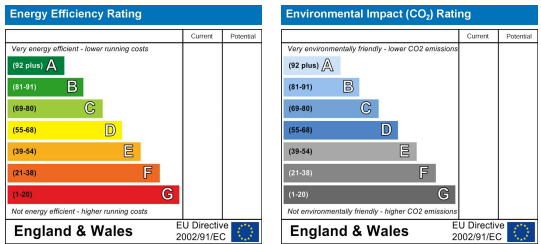
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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