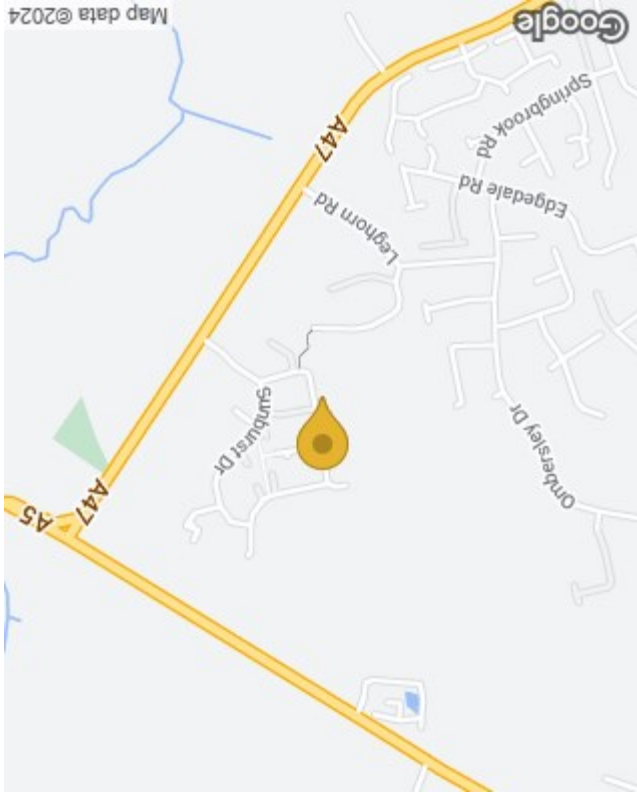


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate 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.

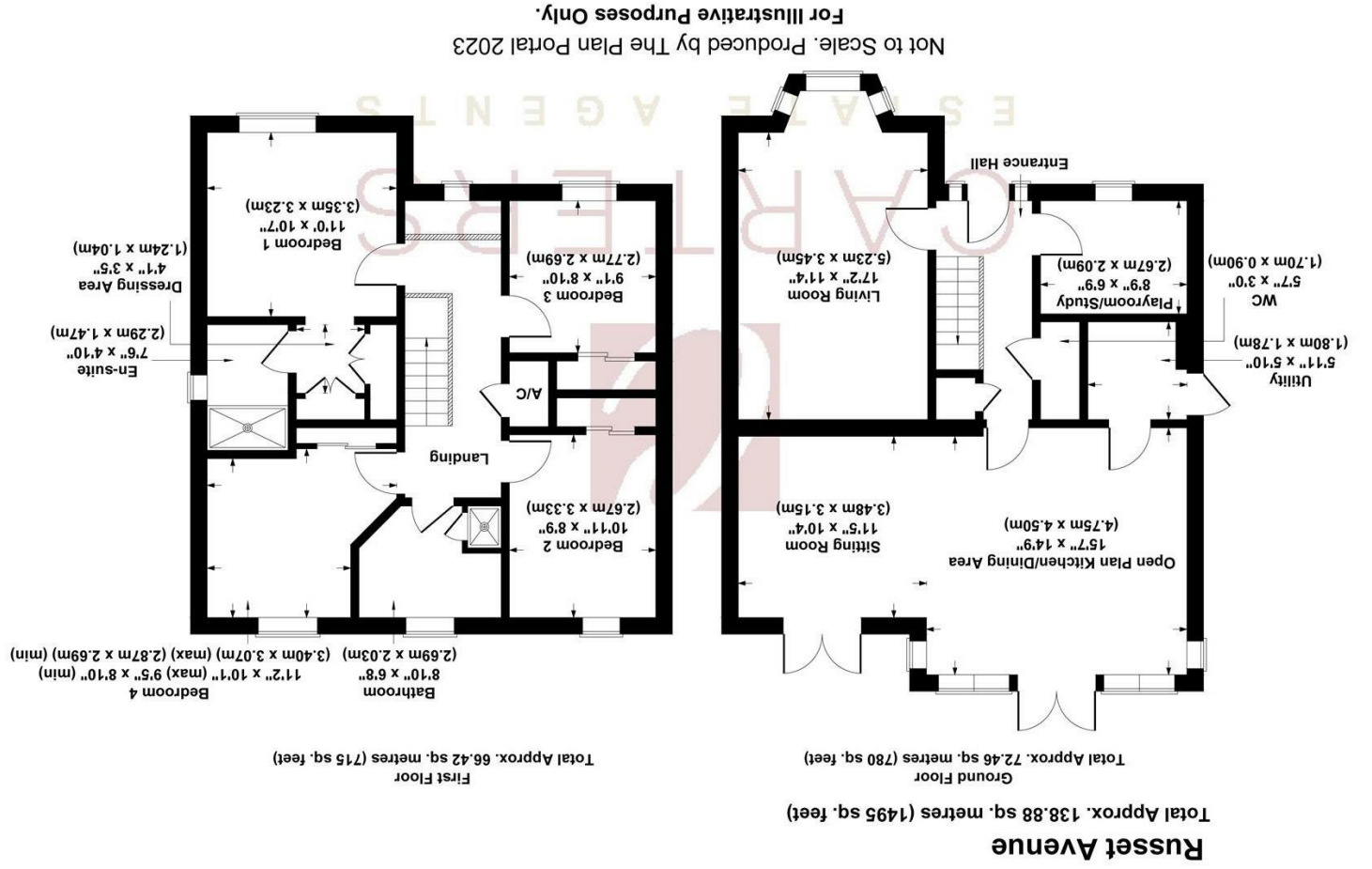
Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
93	85
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan



CARTERS
 ESTATE AGENTS

22 Russett Avenue
 Nuneaton, CV11 6YW
 £435,000

4 2 3 B

22 Russett Avenue
Nuneaton, CV11 6YW

*COMPLETED 2021, IMMACULATE FOUR BEDROOM DETACHED * NOT OVERLOOKED WITH OPEN SPACE TO REAR * A very well presented and most attractive four bedroom detached property located on this popular modern Davidsons development just off The Long Shoot. An ideal family home built in 2021 with great motorway network links, good schools and local amenities. The spacious property benefits from double glazing, gas central heating and is pleasantly located with open aspect to the rear. The well planned accommodation briefly comprises spacious entrance hallway, WC/guests cloak with white suite, living room with feature bay, study/playroom, super open plan kitchen dining sitting area with two sets of French doors with one set in a bay, there is a matching range of modern wall and base units with breakfast bar/island, integrated appliances to include an oven, gas hob, extractor, fridge freezer and dishwasher, there is a separate utility room with plumbing for a washing machine and rear access. To the first floor there are four generous sized bedrooms that would all fit a double bed plus all with fitted wardrobes, bedroom one has a dressing area with fitted wardrobes and an en-suite shower room having a white suite with walk-in shower unit and mains shower, additionally there is



a family bathroom comprising a white three piece suite and a separate walk-in shower unit with mains shower. Outside to the front there is a decorative garden, with pathway to the front door, there is a driveway providing parking for two/three vehicles with access to a single garage. To the rear there is gated access to a garden mainly lawned with paved patio with open space to the rear. A very well looked after property that must be viewed. EPC Rating B* Council Band E*

