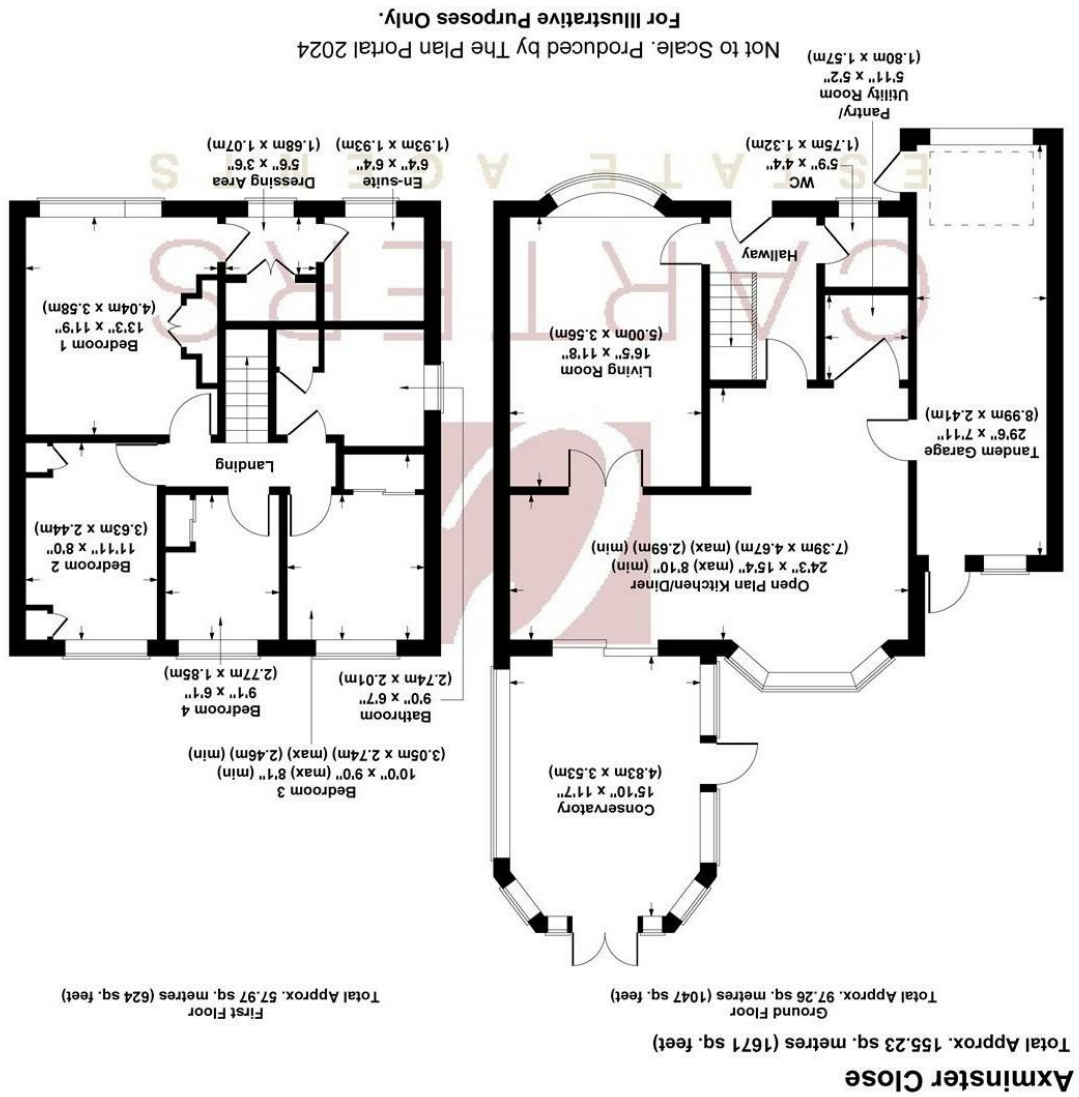




23 Axminster Close
Nuneaton, CV11 6YP
£425,000



Floor Plan



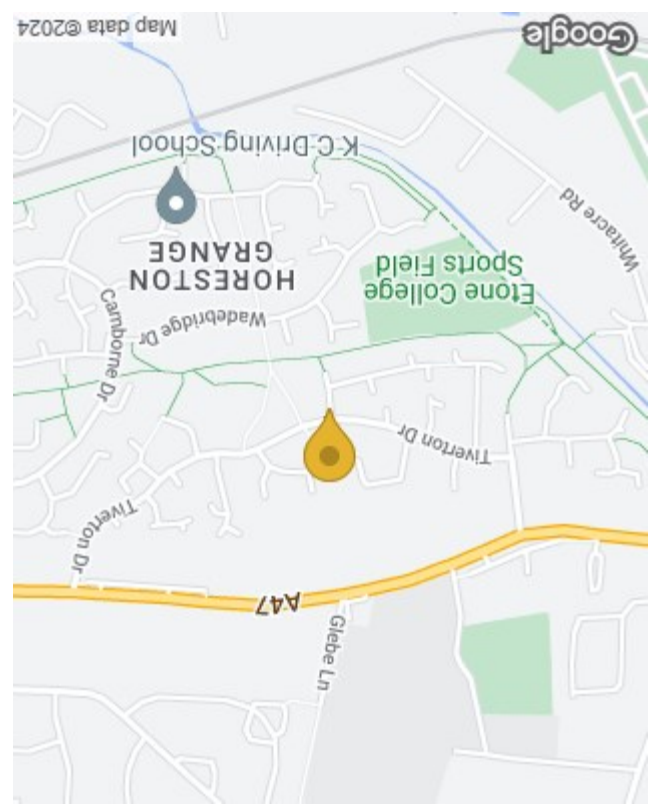
Axminster Close

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

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.

Energy Efficiency Rating	
Current	Potential
82	69
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	

Energy Efficiency Graph



Area Map

23 Axminster Close

Nuneaton, CV11 6YP

A beautifully presented four-bedroom detached property which has been much improved and maintained by the current owners. An ideal family home with generous accommodation that is located in a popular cul-de-sac location on a small private driveway within close proximity to many local shop, schools and amenities. The property benefits from double glazing, gas central heating and briefly comprises entrance hallway. WC/guests cloak, stunning open plan kitchen dining area with a bespoke matching range of wall and base units with granite work tops, integrated dishwasher and wine cooler, range cooker and kitchen island with tiled flooring and doors to garage and utility room with plumbing for washing machine, delightful living room with feature fireplace housing a gas fire with double doors to dining and patio doors to a delightful UPVC conservatory with doors to the garden. To the first floor there are four bedrooms, the main bedroom benefits from a range of bespoke fitted furniture with a dressing area and further fitted wardrobes and a replacement en-suite with modern vanity unit, shower unit with electric shower and tiled surrounds, two further bedrooms are both double in size with fitted wardrobes, additionally there is a single bedroom and a modern bathroom comprising a white



three piece suite and electric shower over P shaped bath and tiled surrounds. Outside to the front the property is located at the end of a small private driveway within a cul-de-sac location. There is a lawned frontage, parking for three plus vehicles with access to a tandem garage. Outside to the rear there is an established garden which has a range of shrub and flowered borders with a lawned garden and paved patio with feature decorative wall. Viewing is highly recommended. Awaiting EPC * Council Tax Band E * Draft details *

