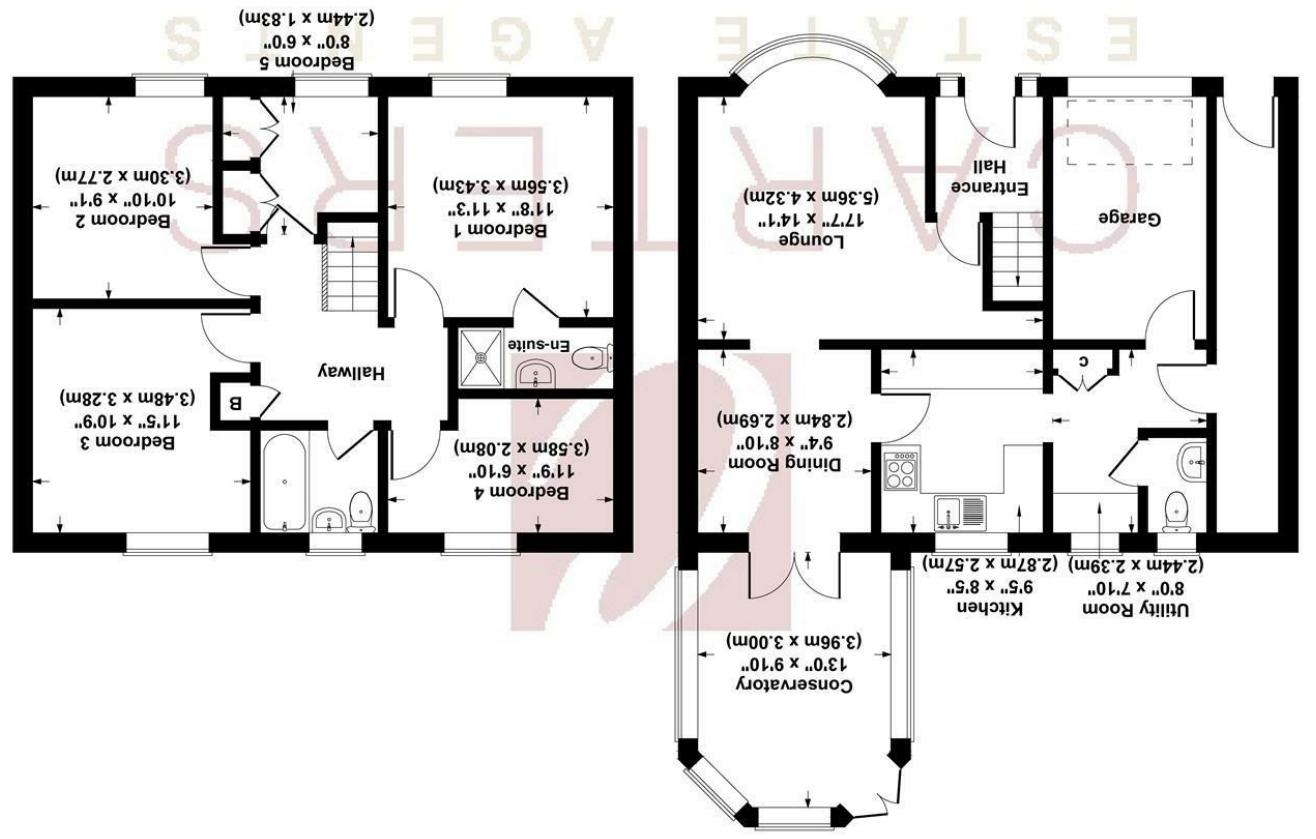


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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

Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.

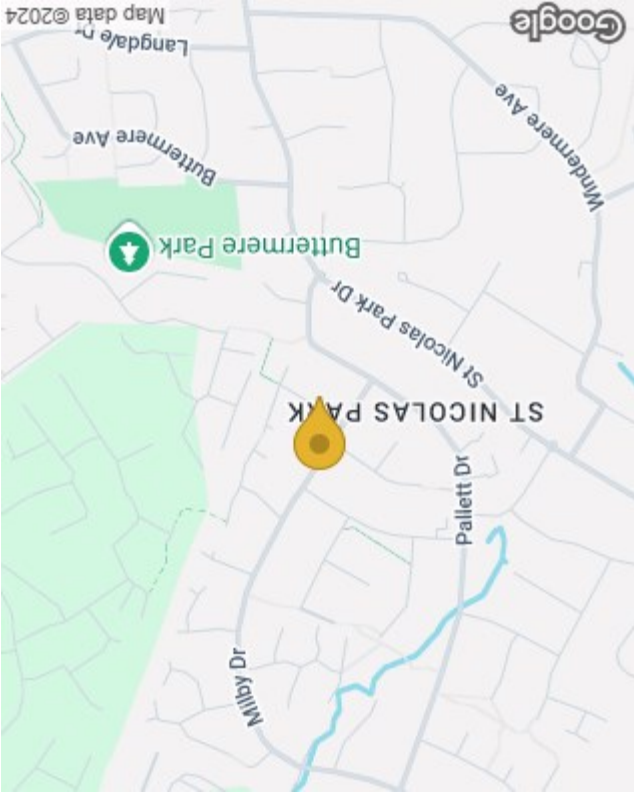


**Callendar Close**  
 Total Approx. 135.08 sq. metres (1454 sq. feet)

Floor Plan

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

Energy Efficiency Graph



Area Map



8 Callendar Close  
 Nuneaton, CV11 6LU  
 £330,000

5 Bedrooms, 2 Bathrooms, 1 Living Room, D Council Tax Band



## 8 Callendar Close

Nuneaton, CV11 6LU

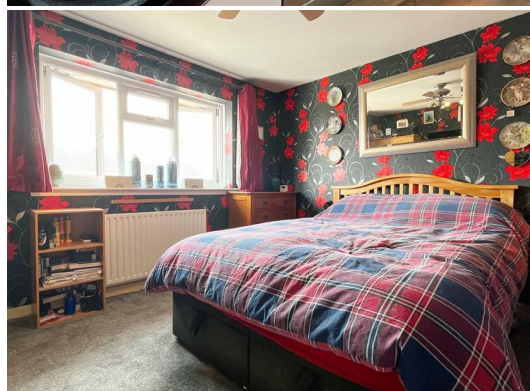
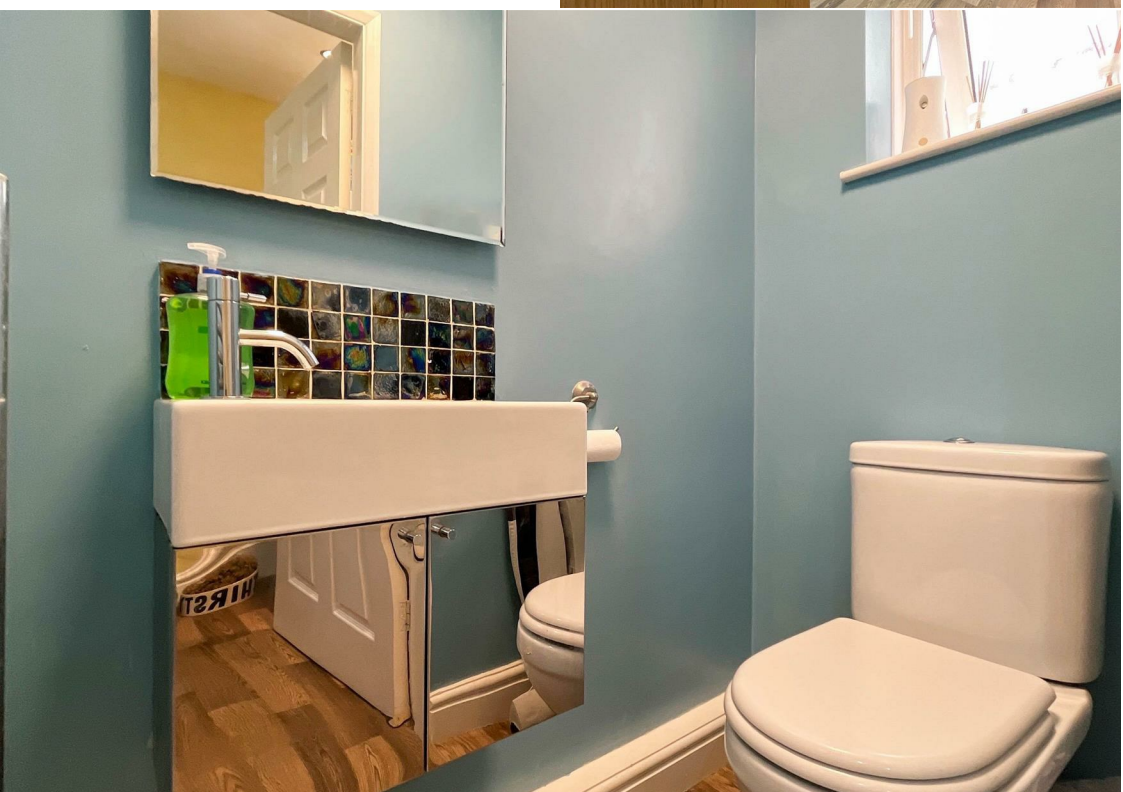
\*5 GENEROUS BEDROOMS\*  
\*QUIET CLOSE LOCATION\*  
\*HIGHAM LANE SCHOOL CATCHMENT\*

A superb opportunity to acquire a deceptively spacious five bedroom semi-detached property boasting a substantial plot size and over 1450 sq ft of living accommodation in the heart of the desirable St Nicolas Park Estate.

The property is in fantastic condition throughout with generous accommodation across the ground and first floor, ample off road parking along with an integrated garage, modern conservatory and sheltered veranda to the rear. The property also benefits from double glazing, gas central heating and has a spacious and low maintenance garden area to the rear of the property. This is an ideal family home on a delightful cul-de-sac location that must be viewed to appreciate.

This property is within walking distance to some of Nuneaton's most desirable schools, including Milby and St Nicolas Park Primary School & Higham Lane School Secondary School along with a range of local amenities and public transport.

The accommodation briefly comprises a convenient



porch/hallway space that leads off to an open plan living/dining room, with feature bay window. The dining room is set in the the rear of the property, which has a spacious conservatory with access to the garden and the kitchen. The kitchen is modern and has a range of floor and wall units, integrated dishwasher and a ceramic induction hob. There is a convenient utility room space, which provides space and plumbing for a washing machine and tumble dryer along with access to a downstairs WC, the garage and provides side access to the garden.

To the first floor, you are greeted by an open landing which leads to five bedrooms, four double in size and the main bedroom boasting an en-suite which comprises shower cubicle, sink and toilet. There is also a family bathroom with white three piece suite and airing cupboard.