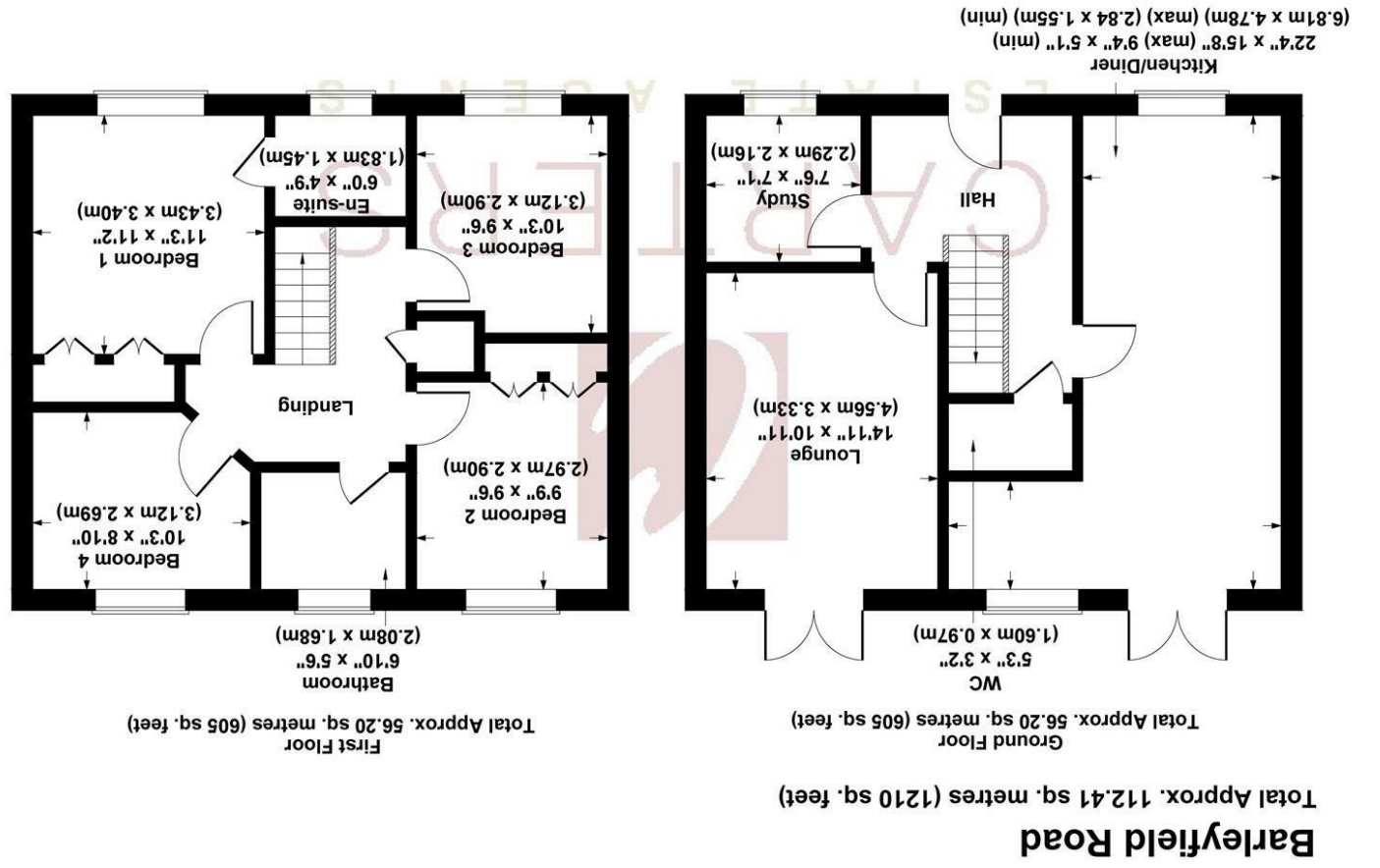


27 Barleyfield Road
 Nuneaton, CV10 0FP
 £360,000

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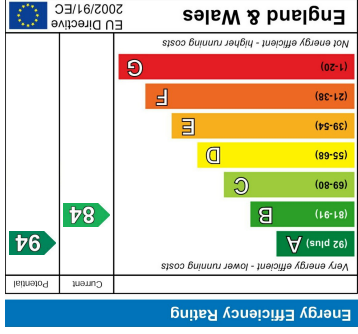
Floor Plan



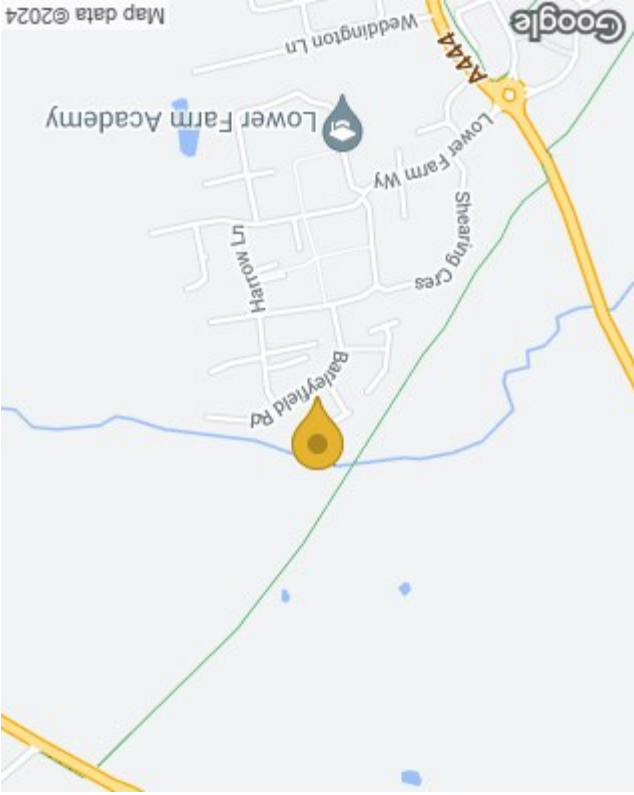
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

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 Graph



Area Map

27 Barleyfield Road

Nuneaton, CV10 0FP

****STUNNINGLY PRESENTED THROUGHOUT**VIEWING ESSENTIAL****

Carters proudly presents this impeccably maintained four-bedroom detached family residence, located in a sought-after new development. Situated near local amenities and transportation links to Nuneaton and the A5. Boasting many features to include; a main bedroom with an en-suite and fitted wardrobes, a beautiful open-plan kitchen/family room, a guest WC, and modern conveniences including double glazing and central heating, this home also offers off-road parking and a garage.

The beautifully appointed interior comprises an inviting entrance hallway, a practical study, and a separate lounge with French doors leading to the rear patio. The open-plan kitchen/family room features a contemporary fitted kitchen with integrated appliances and double French doors opening to the rear patio, creating a seamless indoor-outdoor flow. Upstairs, the main bedroom boasts a modern en-suite and fitted wardrobes, complemented by three additional bedrooms, one with fitted wardrobes, and a stylish family bathroom.

Outside, the front presents a Tarmac driveway leading to the single garage, while the fore garden features a well-maintained



lawn, shrubs, and a path to the entrance. The rear delights with a beautifully landscaped garden, featuring a spacious paved patio leading to a pristine lawn, another paved patio for outdoor entertaining, and fenced boundaries for privacy. Viewings are highly recommended to fully appreciate the exceptional standard of this property.

Note, there is a small estate service charge.

Draft.

