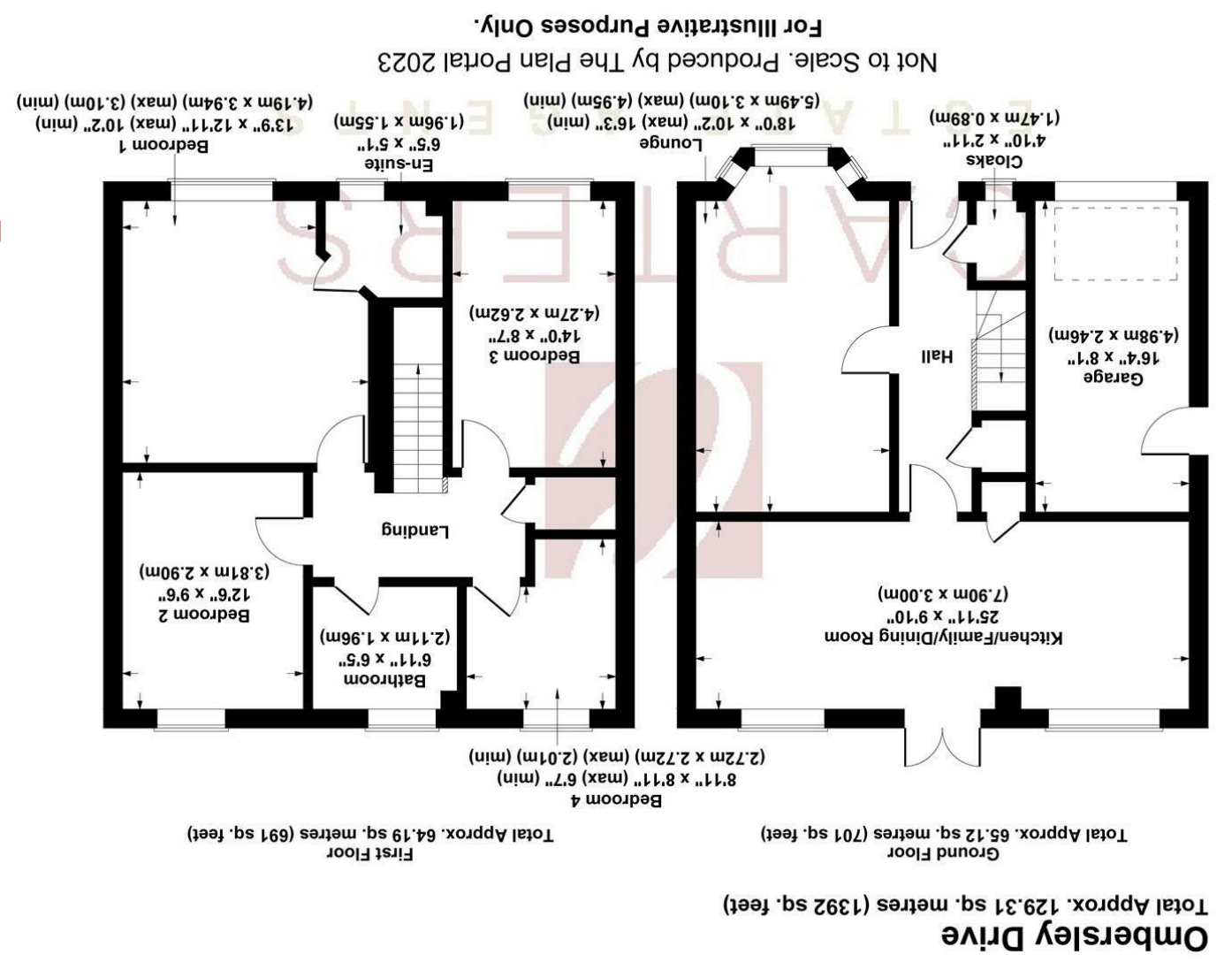




5 Ombersley Drive  
 Nuneaton, CV11 6WQ  
 Offers Over £390,000

4 2 1 B

Floor Plan



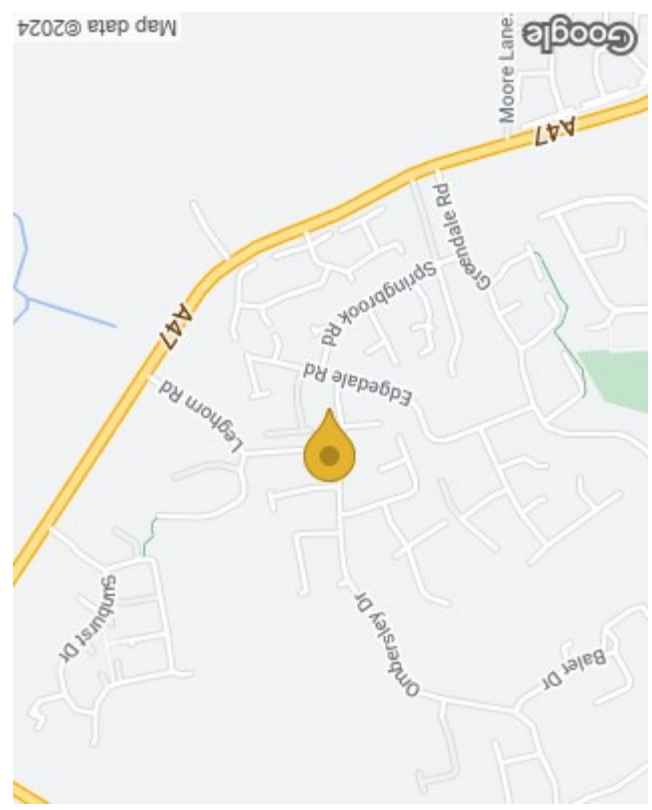
Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.

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 Rating	
Current	Potential
94	84
A	B
(92 plus)	(81-83)
Very energy efficient - lower running costs	Energy efficient
C	D
(69-80)	(55-68)
E	F
(39-54)	(21-38)
F	G
(21-38)	(1-20)
Not energy efficient - higher running costs	EU Directive 2002/91/EC
England & Wales	

Energy Efficiency Graph



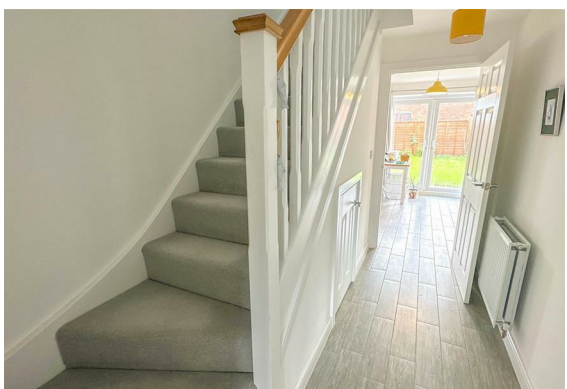
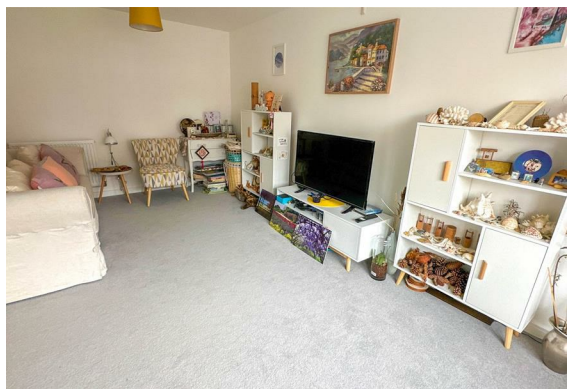
Area Map

5 Ombersley Drive  
Nuneaton, CV11 6WQ

Situated on the modern Bellway Development, just off the prestigious Long Shoot thoroughfare, this four-bedroom detached property is presented for sale with No Upwards Chain Involved. The modern, well-appointed home, less than 18 months old, benefits from the NHBC builder's warranty, ensuring it's ready for immediate occupancy. It offers an ideal layout for today's modern family, featuring a spacious kitchen-living area and a separate cosy/snug for quieter moments.

Entering through the spacious hallway, you'll find doors leading to a WC/guests hall. A delightful living room with a bay window overlooks the front garden, while the rear hosts a fantastic open plan kitchen-dining-living area. The kitchen zone is well-equipped with integrated appliances, including a double oven, gas hob, extractor hood, fridge, freezer, and plumbing for a washing machine. This area provides ample space for entertaining and dining, with French doors opening onto the garden.

On the first floor, four bedrooms await, with three generously sized double rooms. The main bedroom at the front boasts an en-suite with a white suite and a shower unit with a mains shower. Additionally, there's a family



bathroom with a white three-piece suite. The front of the property offers a driveway for two vehicles, providing access to a single integral garage. A lawned area and side access complete the front. To the rear, the garden is a blank canvas featuring a paved patio and a lawned area.

This property represents an ideal opportunity to acquire a 'nearly new home' in a desirable location with No Chain.

