

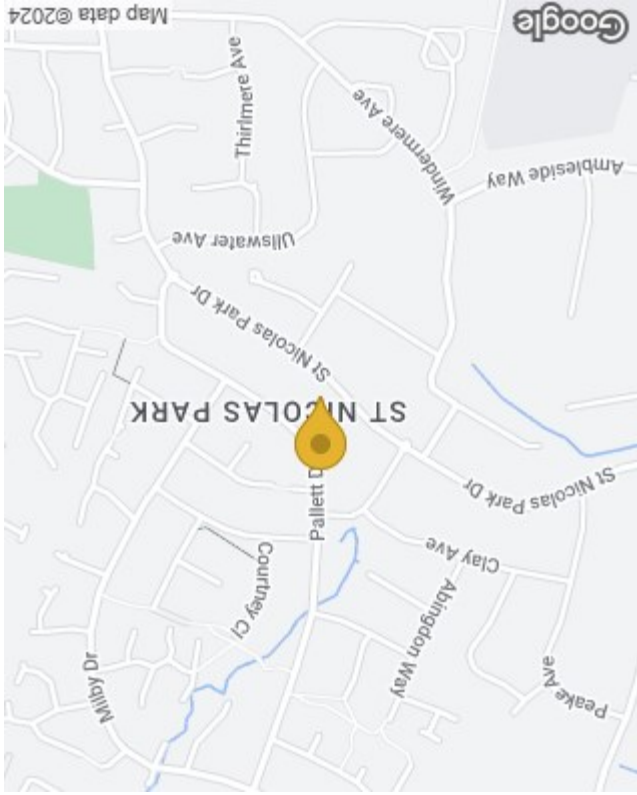
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

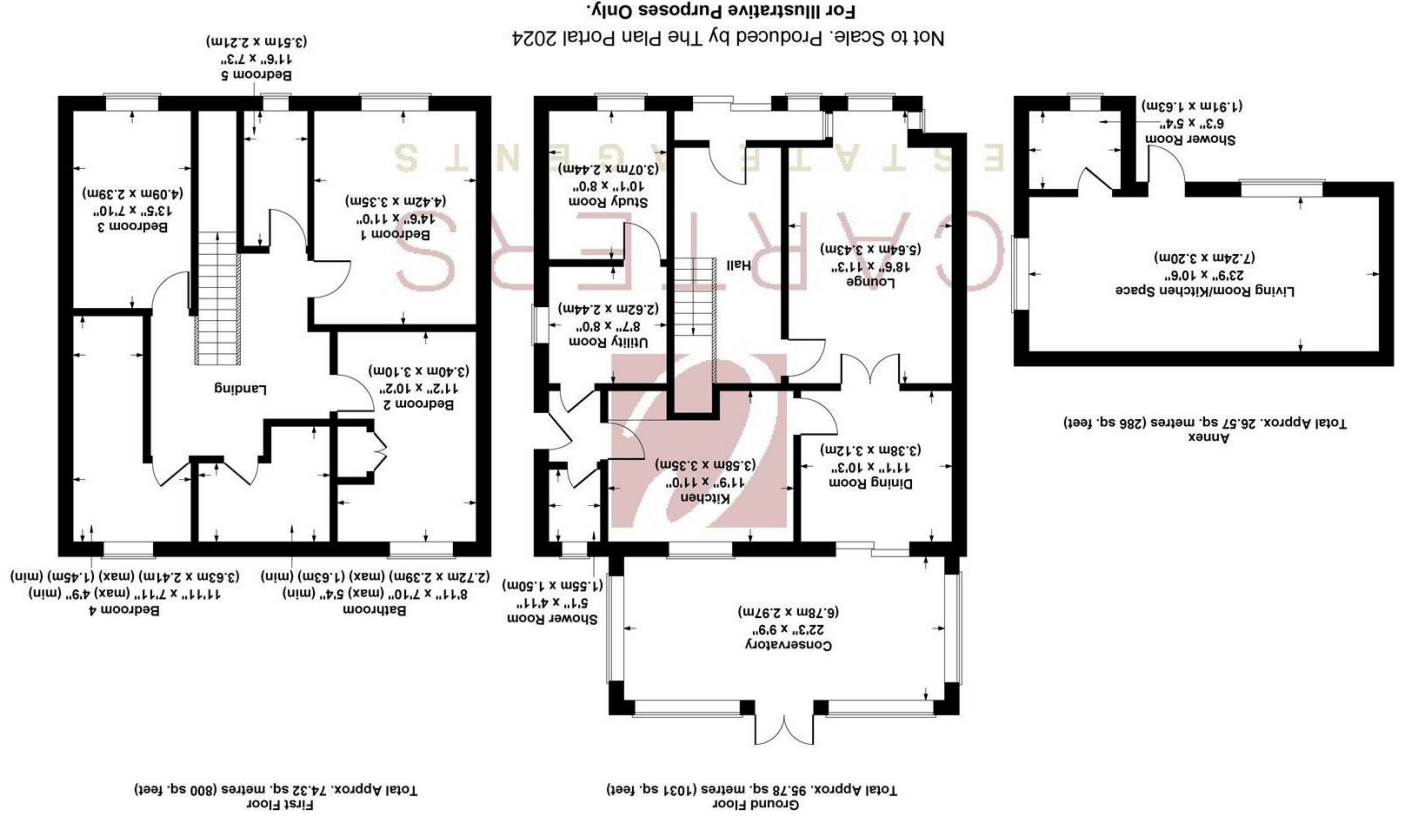
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs  
 Very energy efficient - lower running costs

Energy Efficiency Graph



Area Map



Floor Plan



104 St. Nicolas Park Drive  
 Nuneaton, CV11 6DY

£425,000





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Nuneaton, CV11 6DY

**\*\* SELF CONTAINED ANNEXE\*\*PRIME LOCATION\*\*CATCHMENT OF HIGHAM LANE SCHOOL\*\***

Carters proudly presents this spacious five-bedroom detached family home, boasting a self-contained annexe, nestled within the highly sought-after St Nicolas Park Estate. Embraced by convenience, this property enjoys proximity to local amenities, Higham Lane School, and easy access to the transport network, including the A5, facilitating seamless connections to the Midlands.

This remarkable residence features a modern annexe at the rear, offering versatility with a spacious living area, a well-appointed kitchen, and a separate shower room. Currently utilised as a stylish bar, the annex presents endless possibilities, from a private gym or office to accommodation for teenagers or elderly parents.

Step through the entrance porch into a welcoming hallway, where a staircase ascends to the first-floor landing. The main residence boasts a cozy lounge adorned with a bay window and double doors leading to a separate dining room, which in turn opens onto a generously sized conservatory, flooding the space with natural



light. Completing the ground floor is a fitted kitchen, a convenient ground floor shower room, a utility room, and a study, offering an ideal setup for remote work.

Ascend to the first floor to discover five well-appointed bedrooms and a recently refitted bathroom, providing ample accommodation for a growing family.

The front of the property features a block-paved driveway and a paved parking area, ensuring off-road parking convenience. The rear garden comprises a paved patio area, complemented by a pathway leading to the lawn and the annex, providing a serene outdoor retreat.

Benefit from reduced energy costs and environmental sustainability with the inclusion of solar panels, enhancing the property's eco-friendly credentials.

