

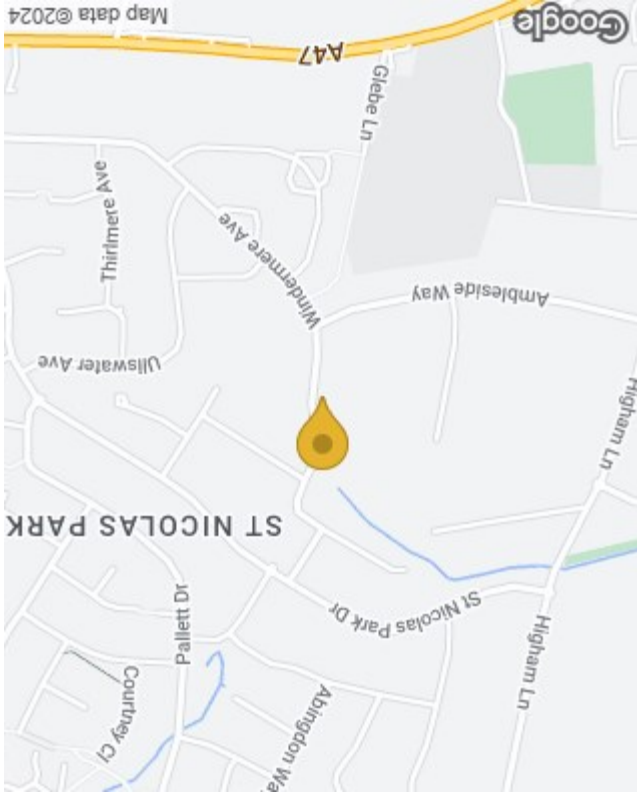
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

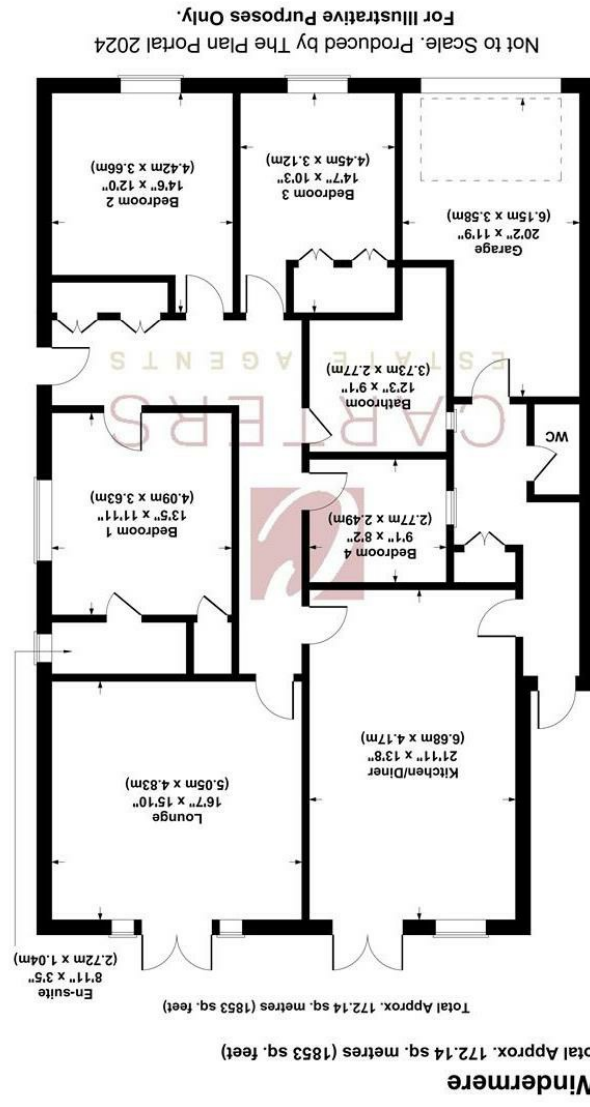
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

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

Energy Efficiency Graph



Area Map



Floor Plan



95 Windermere Avenue
 Nuneaton, CV11 6HJ

Offers Over £435,000



95 Windermere Avenue

Nuneaton, CV11 6HJ

****STUNNINGLY PRESENTED**EXTENSIVELY EXTENDED**SPACIOUS FOUR BEDROOMS****

Nestled within the prestigious St Nicolas Park Drive estate, Carters proudly presents this exquisitely presented and impressively extended four-bedroom detached bungalow, epitomizing luxurious single-floor living at its finest. Boasting a prime location close to local amenities and with excellent transport links to Nuneaton Town Centre and the Midlands via the nearby A5, this residence offers both convenience and elegance.

Upon entry, you are greeted by a spacious and welcoming hallway, adorned with ample storage space, setting the tone for the grandeur that awaits within. The master bedroom, complete with an en-suite featuring modern fixtures, sets a standard of luxury that permeates throughout the home. Two additional generously proportioned double bedrooms, along with a charming single bedroom, complete the front section of the bungalow, providing ample accommodation for families or guests.

The centerpiece of this abode is the expansive kitchen/diner, spanning over 20 feet in length. Adorned with contemporary units and complemented by contrasting



work surfaces, this culinary haven is perfect for both intimate family meals and entertaining guests. Double French doors lead seamlessly from the kitchen/diner to the rear patio, blurring the lines between indoor and outdoor living and providing the perfect setting for al fresco dining or relaxation.

For moments of relaxation, the cozy lounge beckons with its focal fireplace, offering a warm ambiance and an inviting space to unwind. Double French doors here also lead out to the rear garden, further enhancing the seamless flow between indoor and outdoor spaces.

