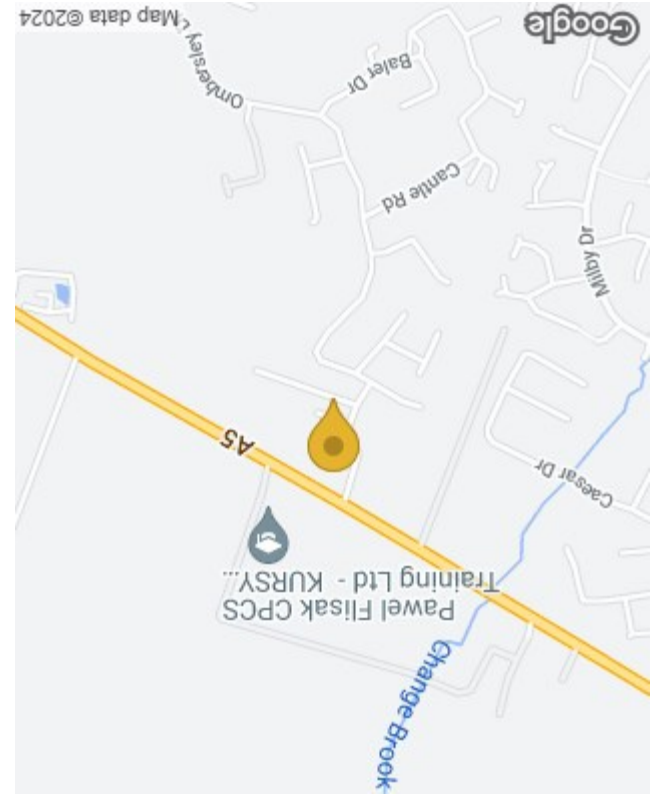
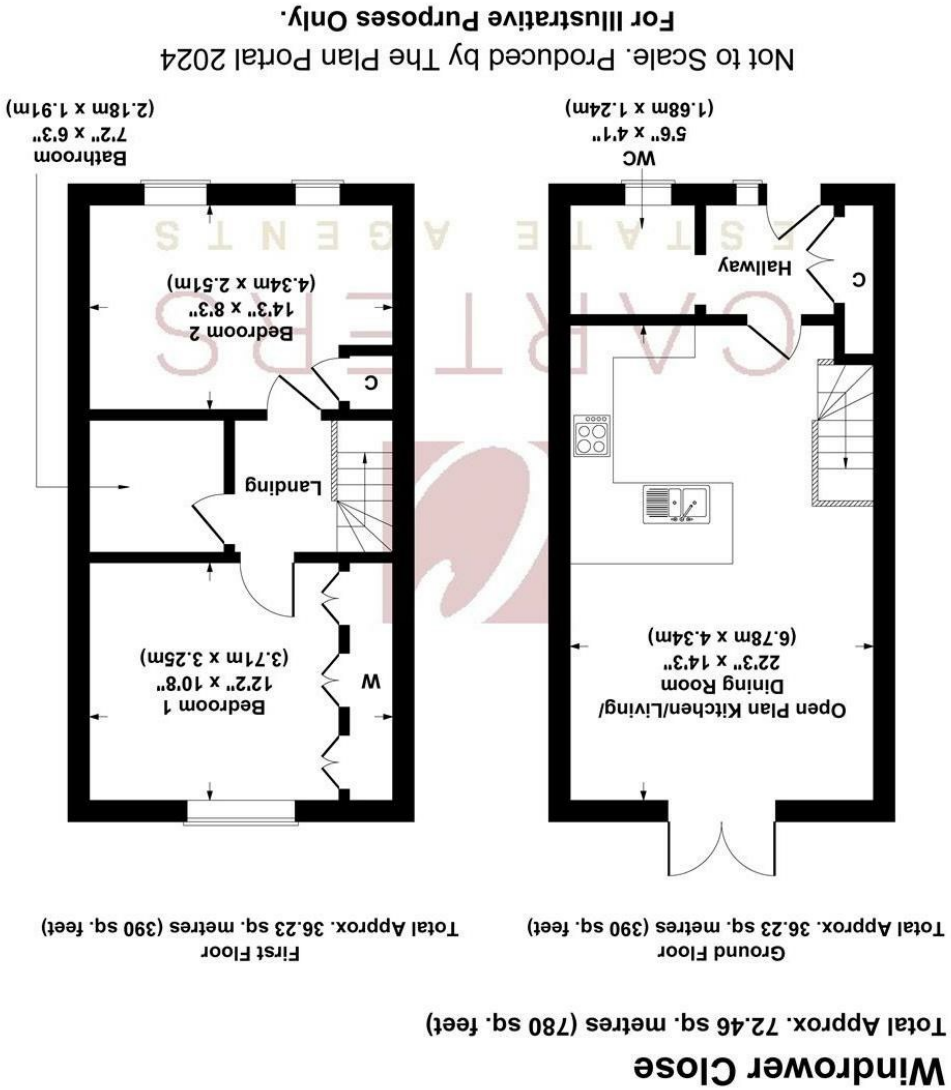




2 Windrower Close  
 Nuneaton, CV11 7AB  
 £225,000

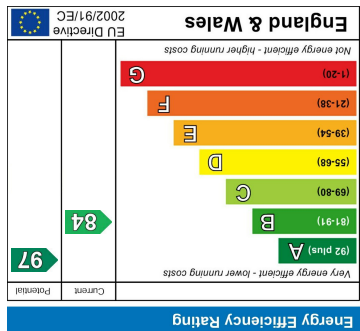
2 1 1 B

Floor Plan



Area Map

Energy Efficiency Graph



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.

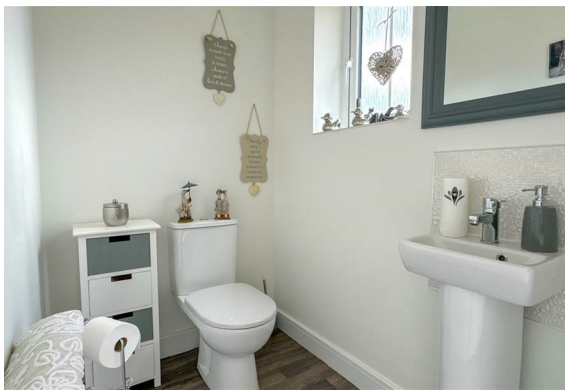
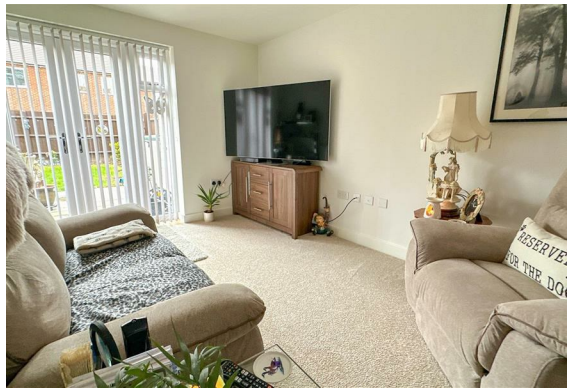
## 2 Windrower Close

Nuneaton, CV11 7AB

Discover your ideal home - whether it's your first, an investment, or for downsizing, this property fits the bill perfectly. A modern two-year-old Taylor Wimpey Home, strategically situated near the A5 and Longshoot thoroughfare, with 8 years remaining on its warranty. Nestled within a burgeoning modern estate, this residence enjoys proximity to both urban conveniences and scenic countryside vistas.

Step inside to an inviting entrance hall, leading to a convenient guest cloak/WC and double doors revealing a utility cupboard, complete with plumbing for a washing machine and space for a tumble dryer. The open-plan layout features a combined living, kitchen, and dining area, seamlessly transitioning through French doors to the garden patio, ideal for summer gatherings. The contemporary kitchen boasts a range of modern units and integrated appliances, including an oven, gas hob, fridge freezer, and dishwasher, with ample space for dining and relaxation.

Upstairs, two double bedrooms await, one to the front and the other to the rear elevation. The front bedroom features a built-in cupboard, while the second bedroom offers fitted wardrobes. A family-size bathroom, comprising



a white three-piece suite, completes this level.

Benefiting from an efficient B energy rating, this modern build includes a dual thermostat, allowing separate temperature control for the top and ground floors.

Outside, a driveway accommodates parking for two vehicles with an EV Charging Point, positioned at the front of the property with a pathway leading to the front door, bordered by a pleasant green area. The rear of the property features a small yet charming compact garden, boasting a mixture of lawn, shrub, and flowered borders, alongside a paved patio area.

Don't miss the opportunity to make this modern haven your own - schedule your viewing today and experience the perfect blend of comfort and convenience this home has to offer.

