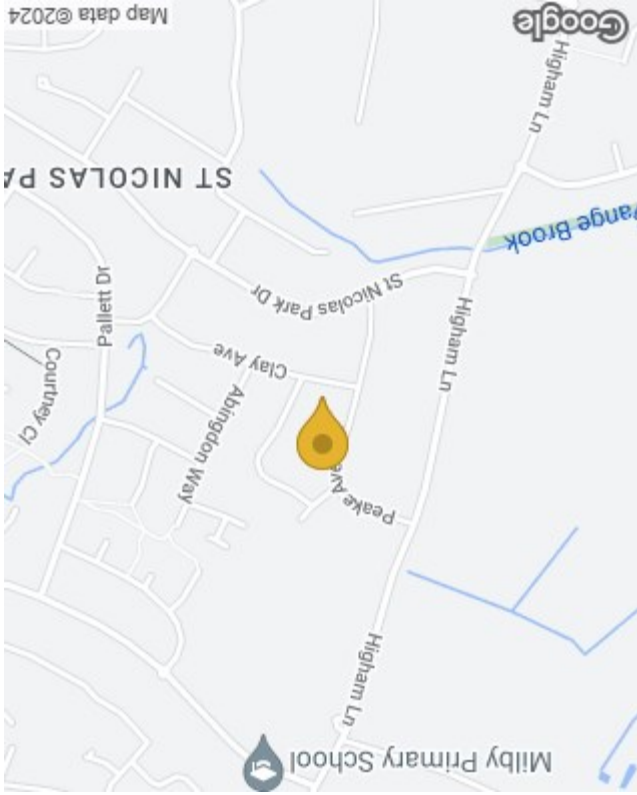


4 Clay Avenue
Nuneaton, CV11 6DT
£295,000

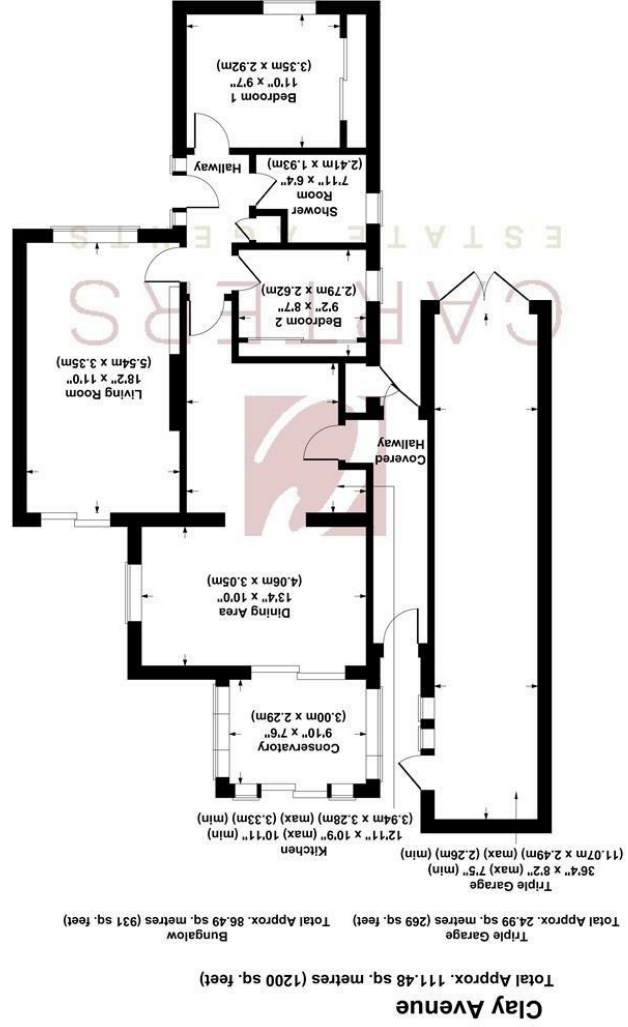
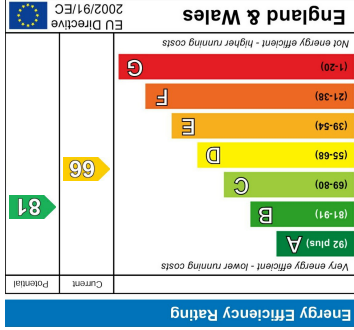
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Area Map



Energy Efficiency Graph



Floor Plan

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, whilst believed to be accurate 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.

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An exceptional opportunity presents itself with this well designed semi-detached bungalow, one of only two situated in the highly coveted St Nicolas Park Estate. With a traditional architectural style and thoughtfully extended to maximise living space, this bungalow occupies a remarkable plot boasting ample parking to the front, secure gated access to additional hardstanding, and an impressive triple-length garage.

Entering through the side entrance, you are greeted by an inviting lobby leading to a charming living room bathed in natural light from its dual aspect windows. Enhanced by patio doors opening onto the garden, the living room features a cozy fireplace with a gas fire and fitted shelving. Two bedrooms, both with mirrored fitted wardrobes, offer comfortable accommodation, with one positioned at the front and the other nestled between the modern shower room, complete with a shower unit featuring a mains rainfall shower, and a pristine white two-piece suite.

The kitchen, equipped with a range of fitted units, boasts a versatile range cooker and plumbing for both a washing machine and dishwasher. An adjacent door provides access to the side, while an open-plan



layout seamlessly transitions into the extended dining area/sitting room. This bright and airy space leads effortlessly to a conservatory via patio doors, offering serene views and direct access to the garden.

Outside, the frontage features a spacious tarmac driveway with a pathway leading to the entrance door. Gated access leads to a further hardstanding area suitable for larger vehicles, complemented by double opening doors unveiling the triple-length garage, with additional access from the garden. A covered walkway, accessed via gated entry from the side, guides you through to the garden, ensuring convenience and practicality.

