



CARTERS  
ESTATE AGENTS



## 4 Elm Way Nuneaton, CV10 0XS

£380,000



**\*\*AMAZING OPEN PLAN KITCHEN/DINER\*\*** **\*\*LOUNGE WITH LOG BURNER\*\***

Carters proudly present this very well maintained four-bedroom detached family home, ideally situated in the desirable Hartshill area. Nestled within easy walking distance of the picturesque Hartshill Hayes Country Park, offering serene countryside strolls amidst lush fields and woodlands, this residence epitomizes tranquil suburban living. Conveniently positioned near local amenities, including the newly opened comprehensive food hall, and the inviting Malt Shovel and the Plough Inn public houses and restaurants, serving delectable traditional pub fare, ensuring ample options for post-walk relaxation. Hartshill's strategic location north of Nuneaton Town Centre grants swift access to Nuneaton, Coventry, Bedworth, and Birmingham, making it an ideal hub for both work and leisure pursuits.

Stepping inside, you're greeted by a warm and inviting entrance, with stairs leading gracefully to the welcoming entrance hall. The first floor unveils a generously sized lounge, adorned with a cozy log burner and patio doors that open seamlessly to the sunlit conservatory, creating an inviting space for relaxation and entertainment. The adjacent study offers versatile usage options, catering to various lifestyle needs, whether as a playroom, home cinema, or an additional bedroom. The heart of the home lies in the stunning open-plan kitchen/diner, tastefully updated with a modern array of eye-catching units, complemented by sleek granite surfaces. An adjoining utility room provides a practical area for shedding muddy boots after countryside jaunts, while a contemporary guest WC completes this level's amenities.





Ascending to the second floor, you'll find the luxurious primary bedroom, boasting an abundance of built-in wardrobes and a sumptuous four-piece en-suite. Thoughtfully designed, the en-suite features a bath, separate shower cubicle, and a spacious vanity unit with a washbasin and WC. Three additional generously proportioned bedrooms and a stylish family bathroom complete this floor's accommodations.

Externally, the property boasts a double-width driveway leading to the double garage, equipped with power and lighting for added convenience. A pathway and steps to the front entrance provide easy access, while at the rear, a beautifully tiered and landscaped garden awaits, thoughtfully zoned into distinct areas for outdoor enjoyment and relaxation.

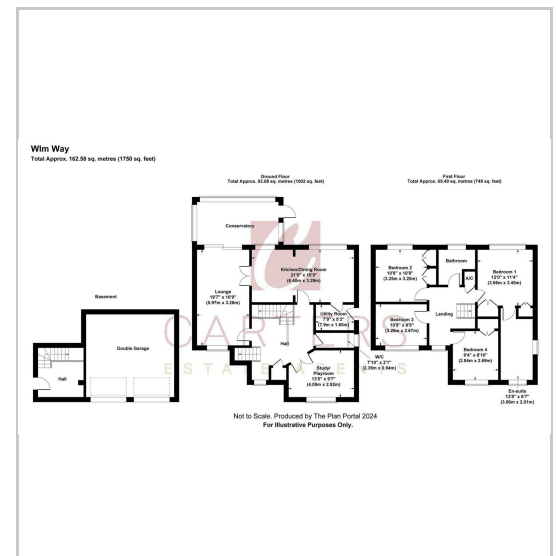
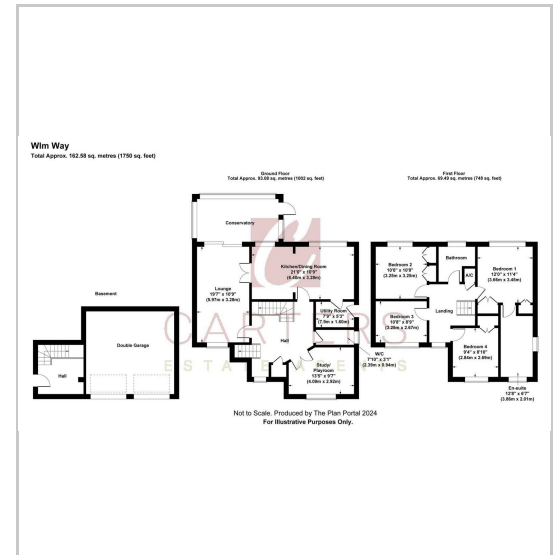
Offering a superior standard of living, this property presents an ideal home for those seeking both quality and comfort. To fully appreciate the exceptional residence and its impeccable accommodations, we strongly recommend scheduling an internal viewing.

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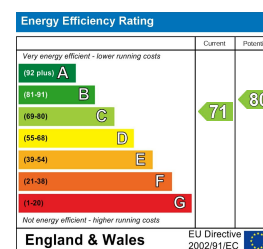
## Area Map



## Floor Plans



## Energy Efficiency Graph



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