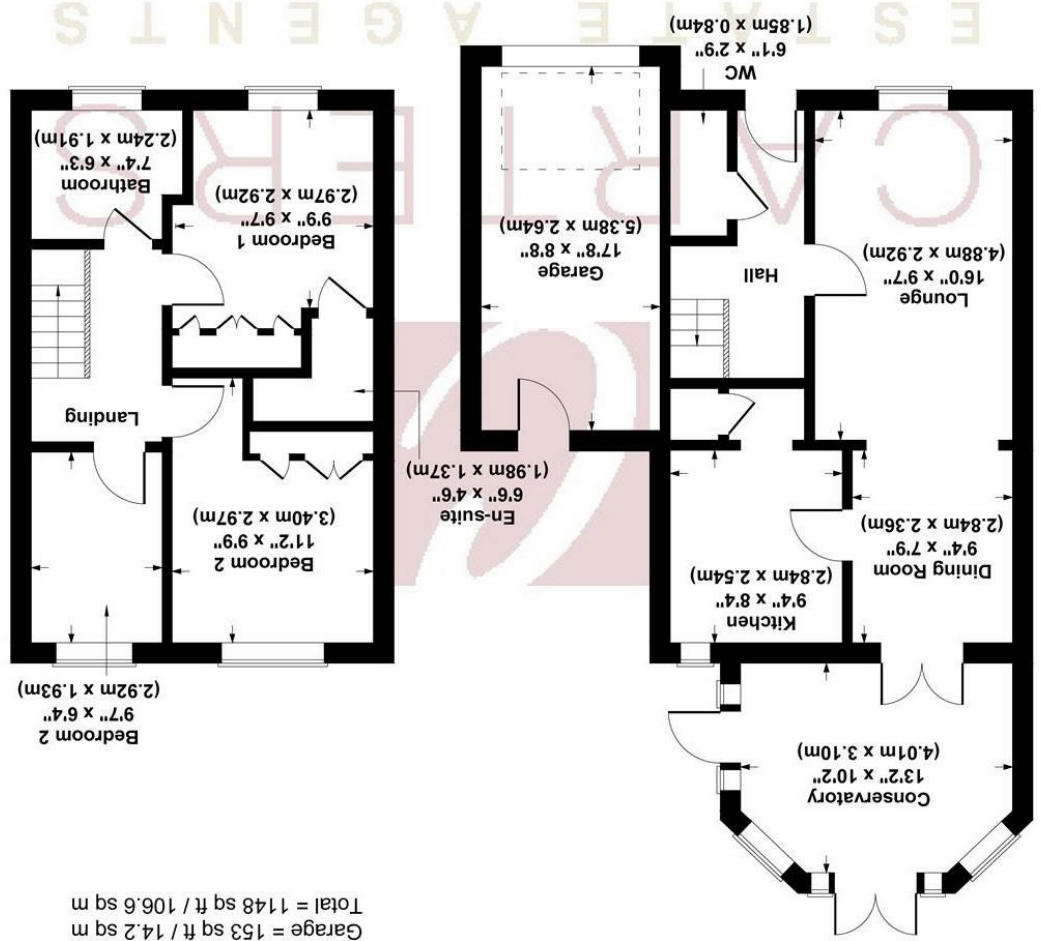


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Waggestaff Dr
 Approximate Area = 995 sq ft / 92.4 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1148 sq ft / 106.6 sq m

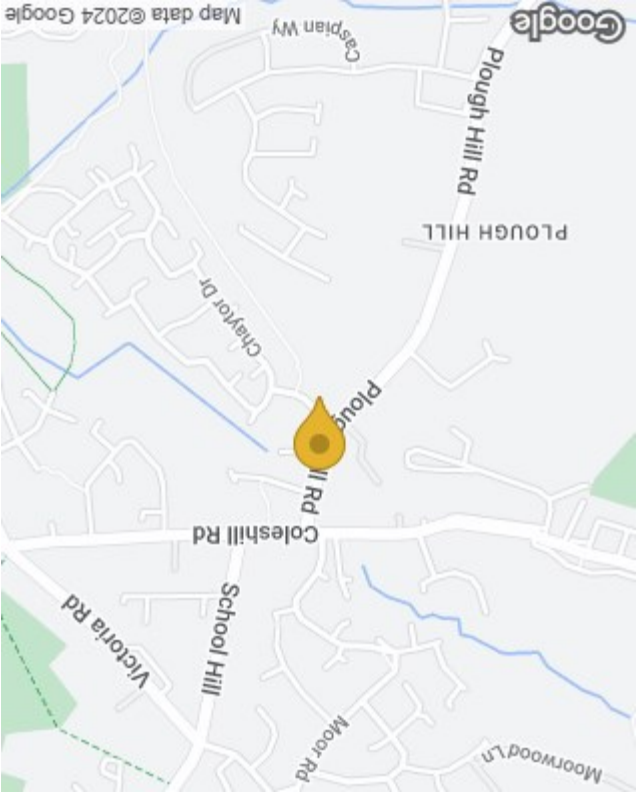
Floor Plan

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)

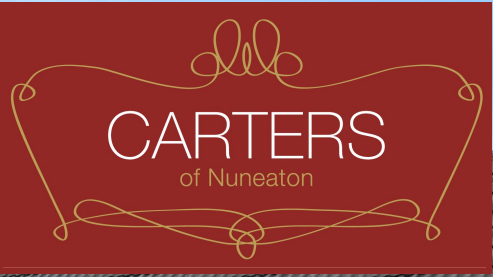
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



4 Waggestaff Drive
 Nuneaton, CV10 9SL
 £235,000



4 Waggestaff Drive

Nuneaton, CV10 9SL

****NO UPWARD CHAIN**EN-SUITE TO MAIN BEDROOM****

Carters proudly presents this charming three-bedroom modern style end of terrace family home, nestled within a popular development offering convenience and tranquility. Situated close to local amenities, including the newly opened food hall at Chapel End, and benefiting from excellent transport links to Nuneaton's town centre, this residence provides the perfect blend of suburban comfort and accessibility.

Close to the property are picturesque countryside walks and the renowned Hartshill Hayes Country Park, offering opportunities for outdoor recreation and relaxation. For those seeking culinary delights or a cozy pub atmosphere, the nearby Malt Shovel, The Plough Inn, and The Lord Nelson provide ample options for dining and socializing.

Offered with no upward chain, the property boasts a well-designed layout, comprising an entrance hall with a guest WC and stairs rising to the first-floor landing. The inviting lounge leads seamlessly to the dining room, featuring double French style doors opening onto the conservator an idyllic space for unwinding and entertaining, with additional French style doors



connecting to the garden and bringing the outdoors in. Completing the ground floor is the kitchen, offering functionality and style.

Ascending to the first floor, the main bedroom impresses with built-in wardrobes and an ensuite, while two additional bedrooms and a family bathroom provide ample accommodation for the family.

Outside, the front lawn and path leading to the entrance door exude curb appeal, while a Tarmac driveway to the side offers off-road parking and leads to the garage, ensuring convenience for residents. To the rear is a spacious block paved patio leading to the lawn providing an ideal place to enjoy outside entertaining.

With its abundance of amenities, outdoor lifestyle opportunities and convenient connections, this property is sure to attract considerable interest.

Draft.

