

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.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

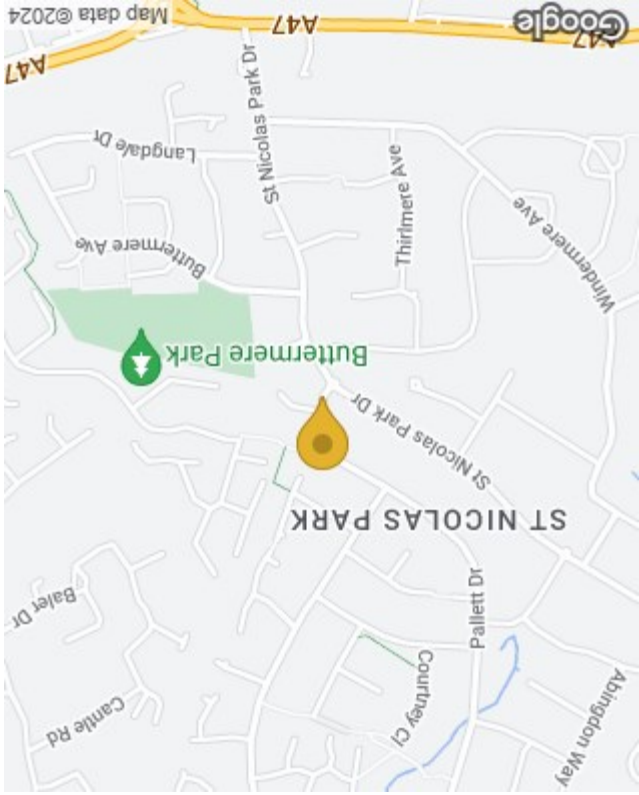
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

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)

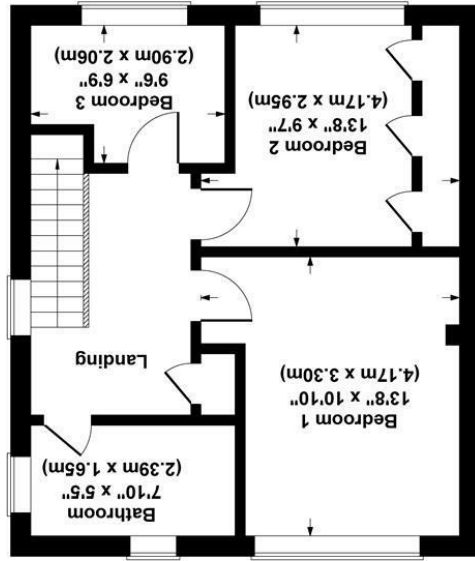
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

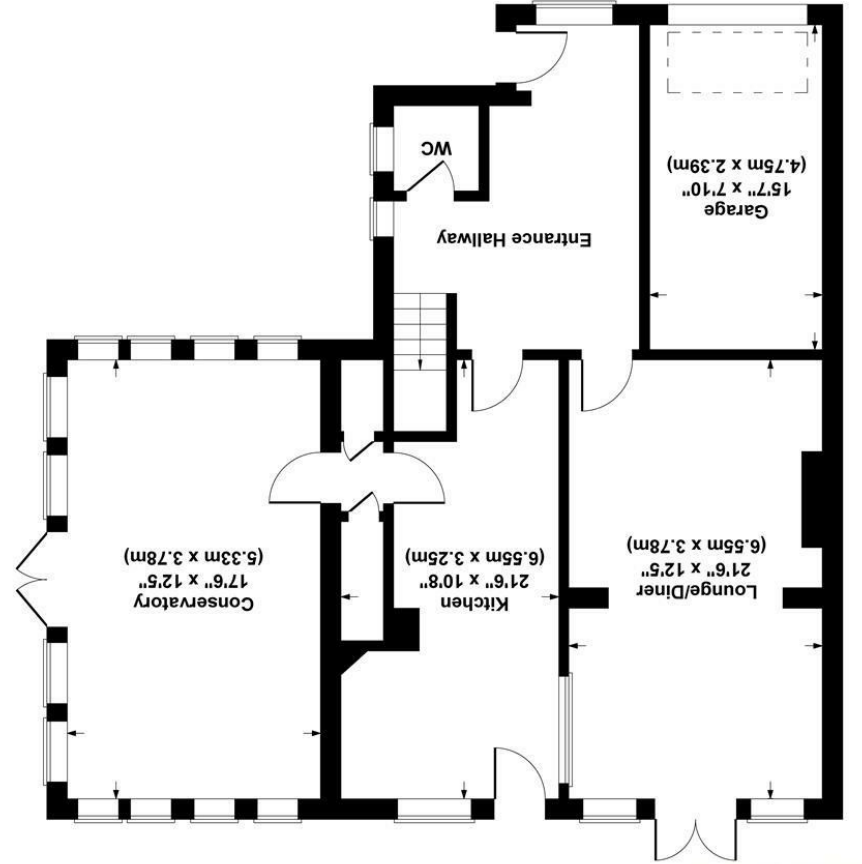
Energy Efficiency Graph



Area Map



Pallett Drive
 Approximate Area = 1494 sq ft / 138.7 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1629 sq ft / 151.2 sq m



Floor Plan



13 Pallett Drive
 Nuneaton, CV11 6EG

Offers Over £325,000

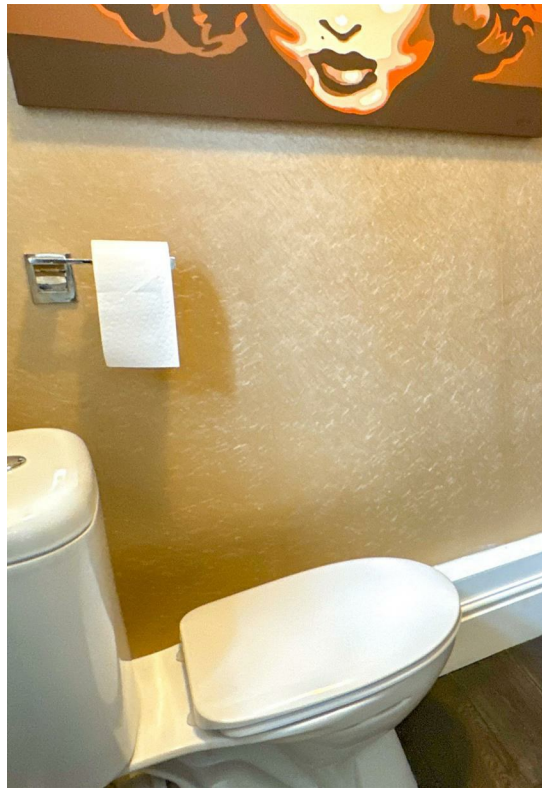


13 Pallett Drive
Nuneaton, CV11 6EG

Carters Estate Agents proudly present this spacious and extended three-bedroom semi-detached family home, nestled on an enviable corner plot at the tranquil end of a sought-after cul-de-sac within the esteemed St Nicolas Park development. Boasting proximity to the revered Higham Lane School catchment area, along with convenient access to local amenities and transportation networks, including Nuneaton Town Centre and the A5 motorway, this property offers the epitome of suburban living.

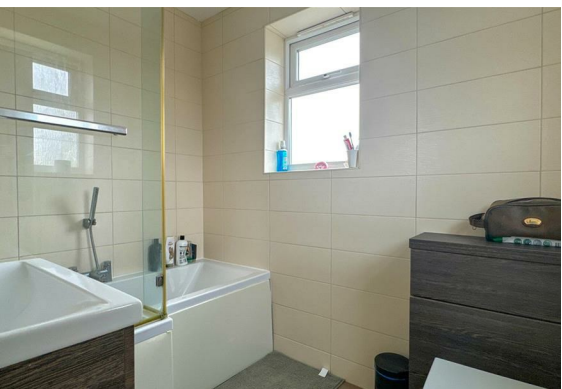
The residence has undergone thoughtful extensions to both its side and rear aspects, yet its expansive plot size presents further scope for enhancement, subject to requisite regulations and permissions. Equipped with modern comforts such as central heating, double-glazing, off-road parking, and a garage, this home offers both convenience and functionality.

Enter through the inviting entrance hall, where you're greeted by an extended lounge seamlessly blending into an extended dining area, enhanced by double French doors leading to the rear garden. A window offers the possibility of an open-plan living configuration by connecting the dining room and kitchen. The extended breakfast kitchen beckons with a blend of floor and head-height units, complemented by an oven, fitted extractor and electric hob plus plumbing for a dishwasher. Flowing effortlessly from the kitchen is a spacious conservatory, featuring a dwarf brick wall and UPVC windows, leading to a charming patio seating area nestled



beside the property. Additional storage adjoins the kitchen and conservatory, while a convenient guest WC completes the ground floor.

Ascending to the first floor reveals three generously sized bedrooms, with two offering ample space for double beds, and bedroom 2 boasting fitted wardrobes for added convenience. A spacious family bathroom, outfitted with a modern white suite, completes the upstairs accommodation.



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.