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

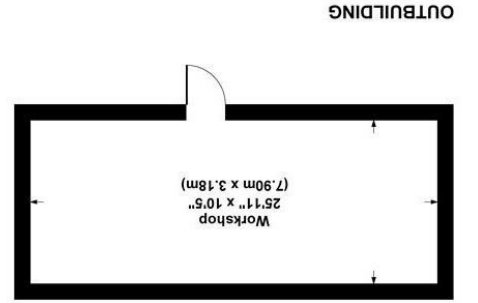
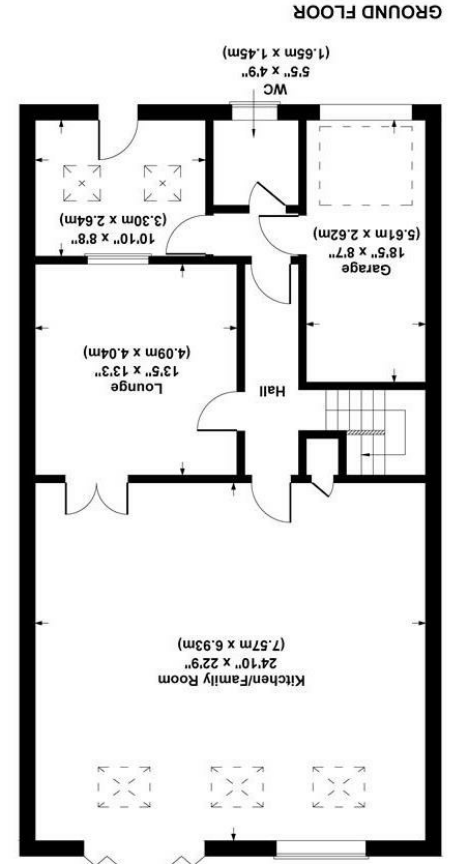
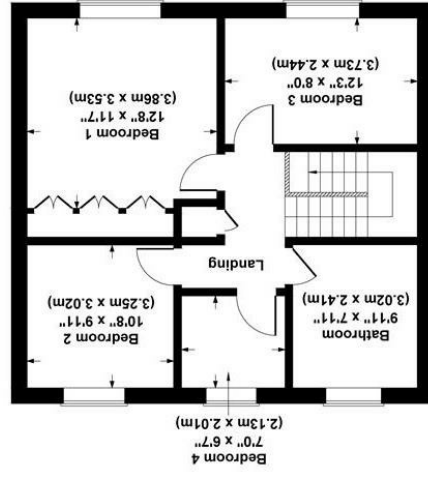
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	67
Target	81

Energy Efficiency Graph



Area Map

St Nic Park Dr
 Approximate Area = 1583 sq ft / 147.06 sq m
 Garage = 126 sq ft / 11.70 sq m
 Outbuilding = 270 sq ft / 25.08 sq m
 Total = 1979 sq ft / 183.84 sq m



Floor Plan



65A St. Nicolas Park Drive
 Nuneaton, CV11 6DL

Offers Over £475,000



65A St. Nicolas Park Drive
Nuneaton, CV11 6DL

****STUNNING OPEN PLAN KITCHEN/FAMILY ROOM**TASTEFULLY EXTENDED****

Step into luxury with this flawlessly presented, generously extended four bedroom detached family home. Nestled along a sought-after thoroughfare, this residence boasts proximity to local amenities and falls within the coveted catchment area of Higham Lane School, ensuring an exceptional blend of convenience and educational excellence.

Conveniently located near the A5, offering swift access to the Midlands, this property is offered with the added benefit of no onward chain.

Approaching the property, you're greeted by a full-width, recently block-paved driveway, providing ample off-road parking and guiding you to the garage and the newly installed composite front entrance door. Enter to find a welcoming hallway leading to a conveniently refurbished guest WC and access to both the lounge and the captivating open-plan kitchen/family room.

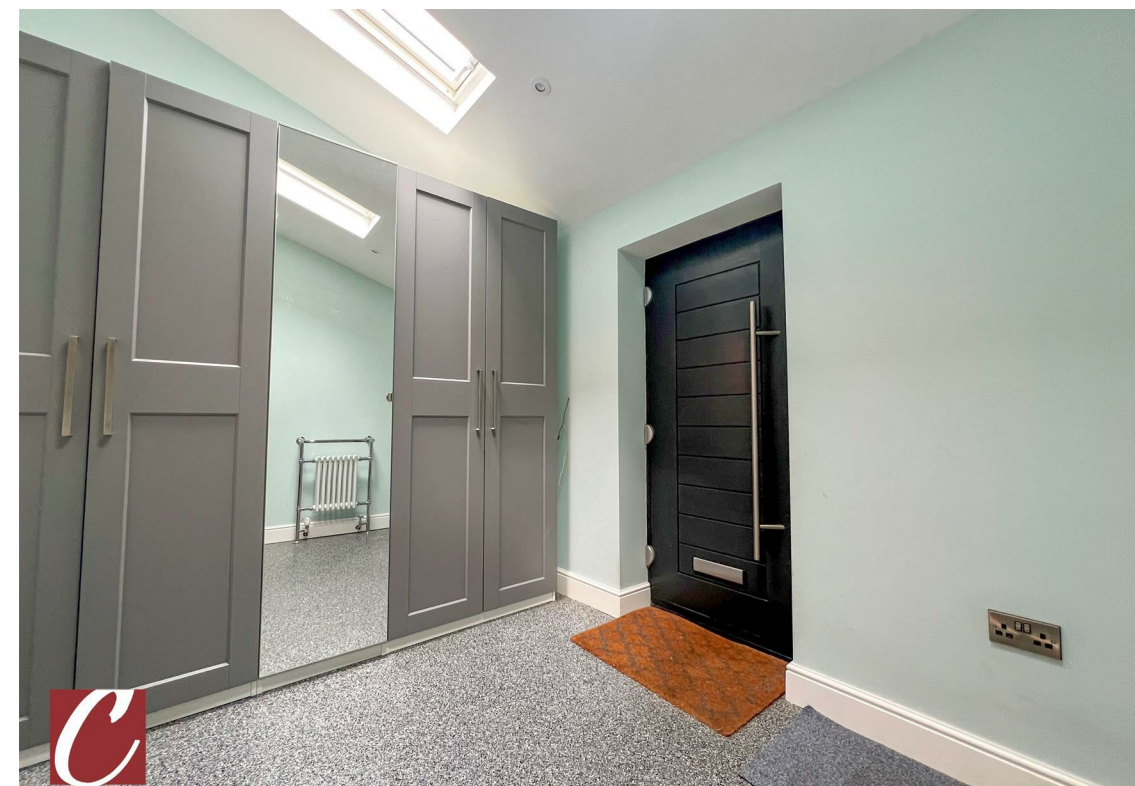
The inviting lounge offers a cozy retreat, while the heart of the home lies in the stunning open-plan kitchen/family room. Beautifully appointed with modern kitchen units, granite work surfaces and built-in appliances, this space features a spacious island bar, perfect for casual dining and gatherings. Flooded with natural light from three skylights and bi-fold doors, this area seamlessly integrates indoor and outdoor living, creating a central hub for family activities



and entertaining.

Upstairs, discover the main bedroom with built-in wardrobes, along with three additional bedrooms and a luxurious, recently refitted bathroom boasting a four-piece suite including a bath, separate shower cubicle, elegant grey vanity unit, WC and designer-style radiator.

Outside, the landscaped garden offers a serene retreat with a block-paved edged patio leading to an artificial lawn bordered by decorative chippings. A paved pathway leads to a brick-built workshop with power and lighting, providing a versatile space for hobbies or storage.



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.