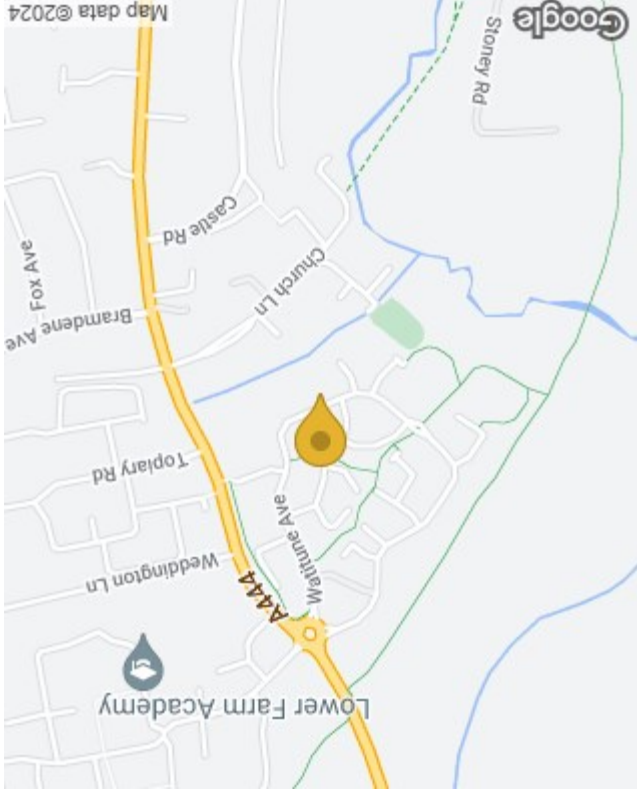


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

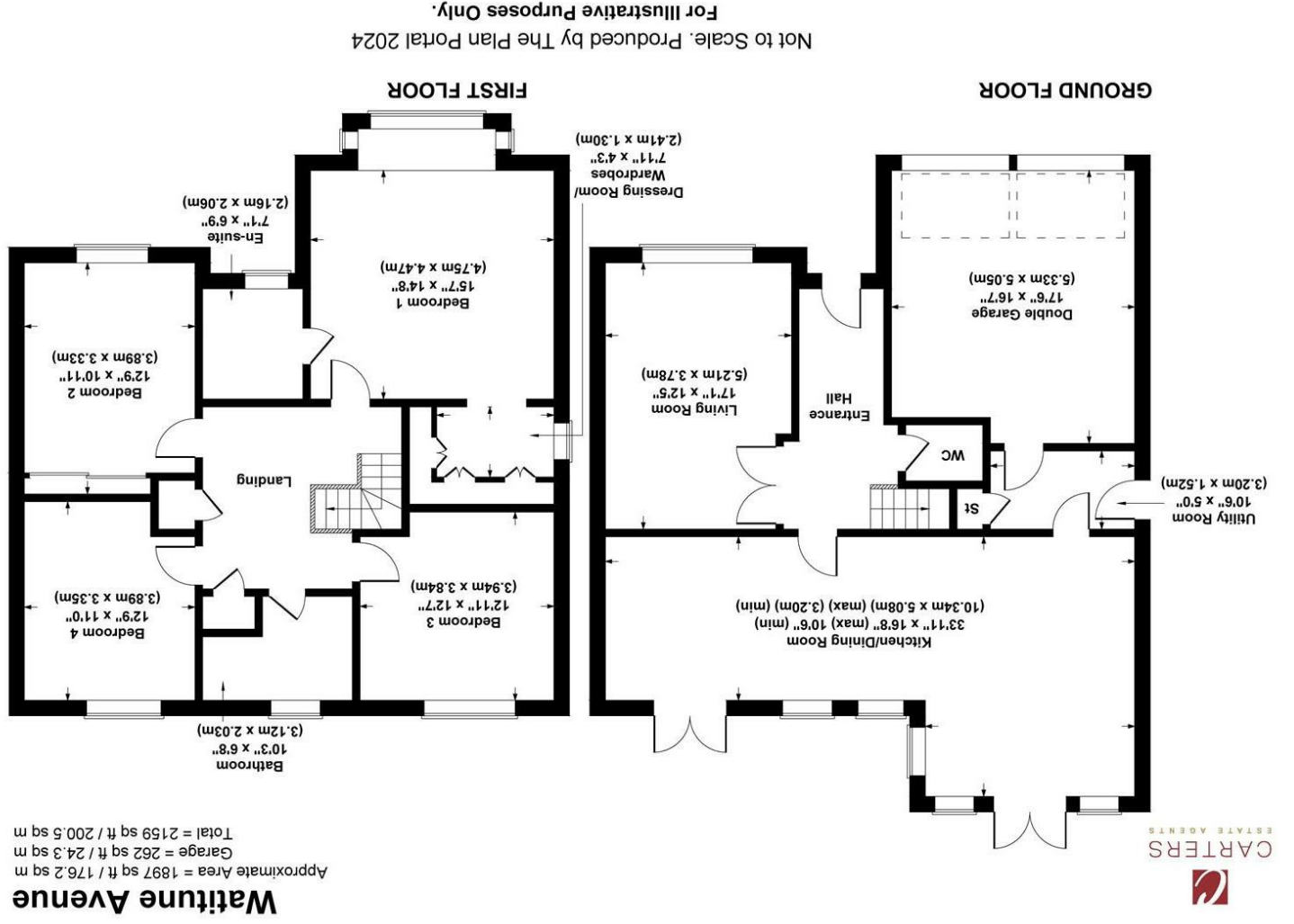
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph



Area Map



Floor Plan



75 Watitune Avenue  
 Nuneaton, CV10 0BF  
 £525,000



75 Watitune Avenue

Nuneaton, CV10 0BF

Part of an exclusive trio within this prestigious development, this very well presented residence boasts exceptional curb appeal and spacious interiors. The property enjoys the added advantage of backing onto a local nursery, ensuring privacy and tranquility to the rear, while also providing ample parking and a double garage.

Situated within the highly sought-after Weddington area, renowned for its convenient access to major road networks and the esteemed Higham Lane school catchment, this spacious four-bedroom detached property exudes charm and functionality, making it the perfect family home.

Upon entering through the welcoming hallway, you are greeted with a tastefully appointed WC/guests cloakroom. To the front of the house, the inviting living room offers a cozy retreat, while to the rear, an expansive open-plan L-shaped kitchen dining and living area provides the ideal space for modern family living.

The kitchen area features a central island with an inset sink and hot water tap, complete with a breakfast bar for additional seating. Modern grey gloss units with quartz worktops and integrated appliances, including a



dishwasher, fridge, and freezer, elevate the functionality and style of the space. Two sets of French doors seamlessly connect the interior to the outdoor garden area. Conveniently adjacent is the utility room, offering plumbing for a washing machine, and access to the garage.

Ascending to the first floor via an impressive landing, you'll find four generously sized double bedrooms. The principal bedroom, situated at the front, boasts a modern en-suite with a double shower unit and mains shower, alongside a dressing area adorned with contemporary fitted wardrobes. Bedroom two features modern fitted mirror-fronted wardrobes, while two additional double bedrooms to the rear share a family-sized bathroom, complete with a white three-piece suite and a double walk-in shower unit with mains shower.

