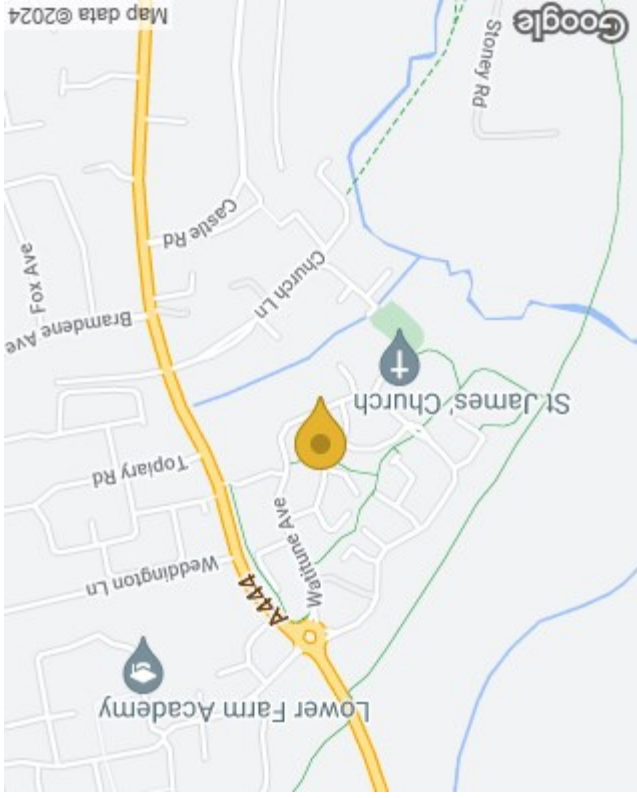


75 Watitune Avenue
 Nuneaton, CV10 0BF
 £525,000

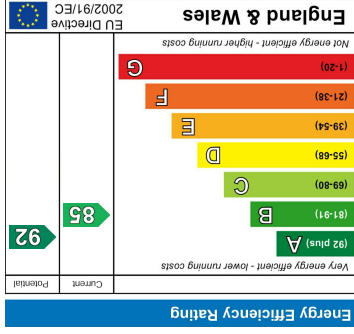
4 2 2 B



Area Map

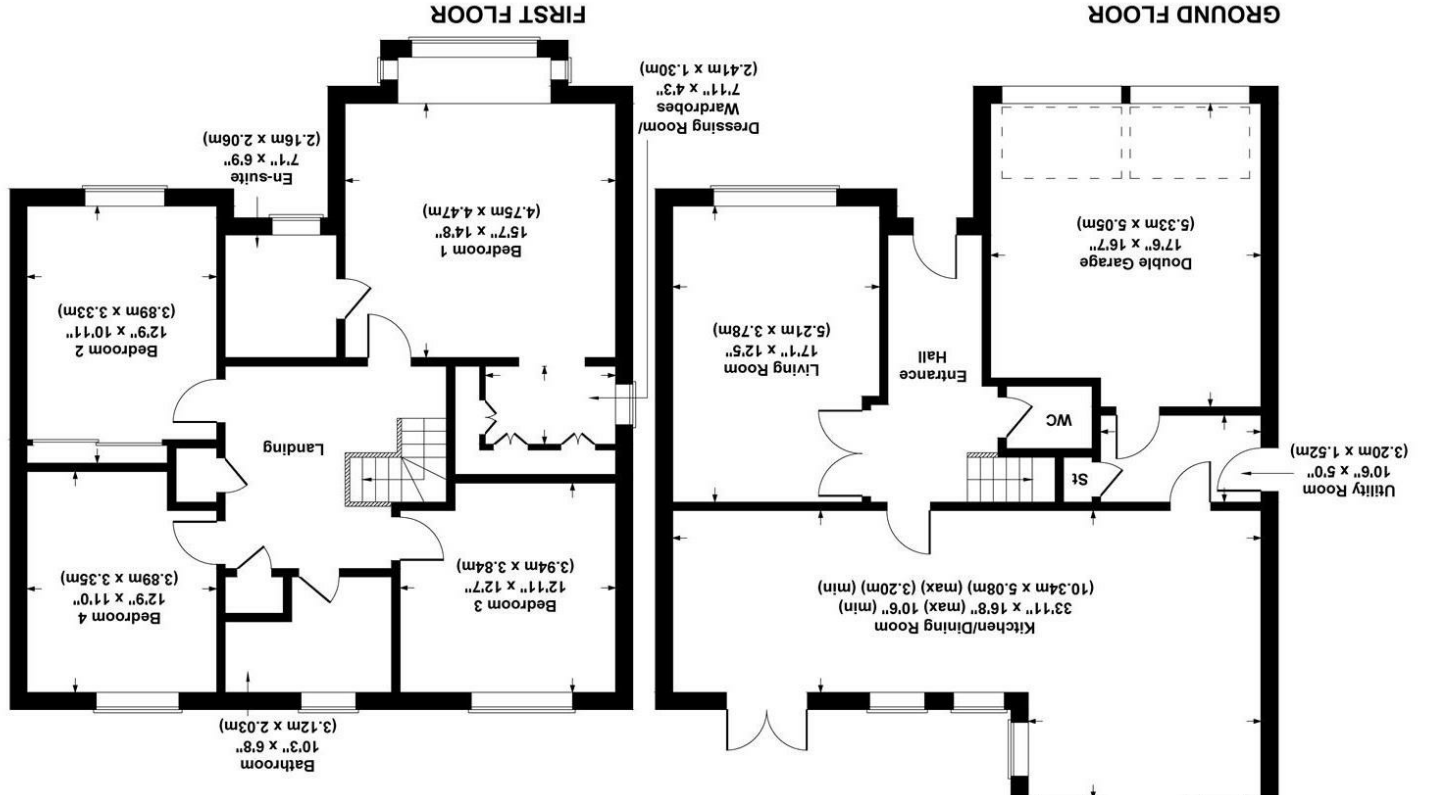


Energy Efficiency Graph



Watitune Avenue

Approximate Area = 1897 sq ft / 176.2 sq m
 Garage = 262 sq ft / 24.3 sq m
 Total = 2159 sq ft / 200.5 sq m



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

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

These particulars, whilst believed to be accurate 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.

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.

