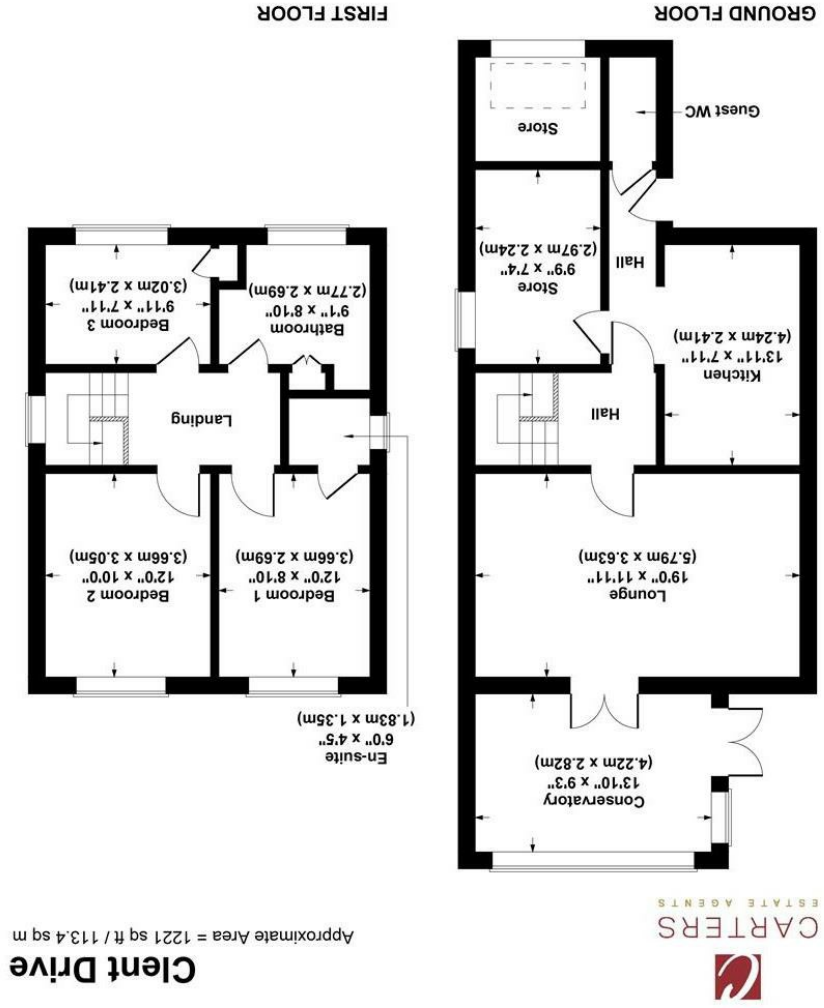


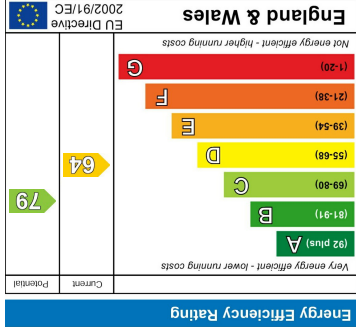
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

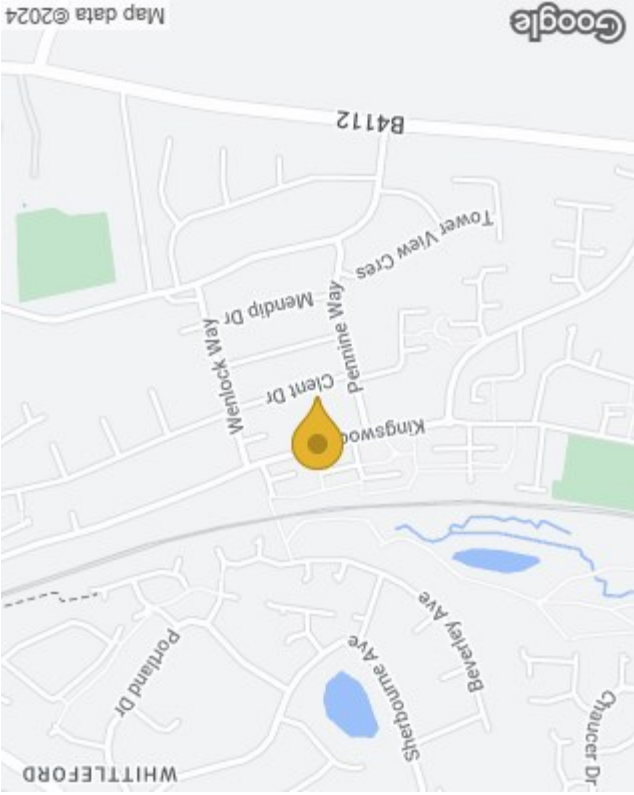
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Floor Plan



Energy Efficiency Graph



Area Map



23 Clent Drive
 Nuneaton, CV10 8PX

£275,000



23 Clent Drive

Nuneaton, CV10 8PX

*** * N O U P W A R D
CHAIN**DETACHED
PROPERTY**GREAT LOCATION****

Carters proudly present this well maintained and beautifully presented three-bedroom detached family home nestled in the charming Church Farm area of Nuneaton. Ideally situated close to local amenities and the convenience of a nearby supermarket, this residence offers both tranquility and accessibility. Church Farm, though on the outskirts of Nuneaton, maintains its proximity to the bustling town center and the A444, providing seamless connectivity to the Midlands.

Upon arrival, a welcoming tarmac driveway beckons, offering ample off-road parking and guiding you to the front entrance. Stepping inside, to the right, a convenient guest WC awaits, while to the left, an inviting glimpse into the kitchen, equipped with a range of units, awaits exploration. Towards the rear of the home, discover the expansive lounge, boasting a central fireplace as its focal point, and adorned with double French doors that seamlessly transition into the sunlit conservatory. This delightful space, with its double French doors opening to the rear garden, effortlessly merges indoor and outdoor living, creating a n idyllic setting for entertaining



under the sun.

Ascending to the first floor, the main bedroom awaits, complete with a luxurious shower en-suite. Additionally, two generously proportioned bedrooms offer ample space for the growing family, while a spacious bathroom featuring a corner bath tub completes this level.



Outside, the rear of the property unfolds into a paved patio area leading to a well-manicured lawn, enclosed for privacy.

With its detached status and enviable location, this property is sure to captivate discerning buyers. Schedule your viewing today to secure your opportunity to experience the epitome of suburban living.

