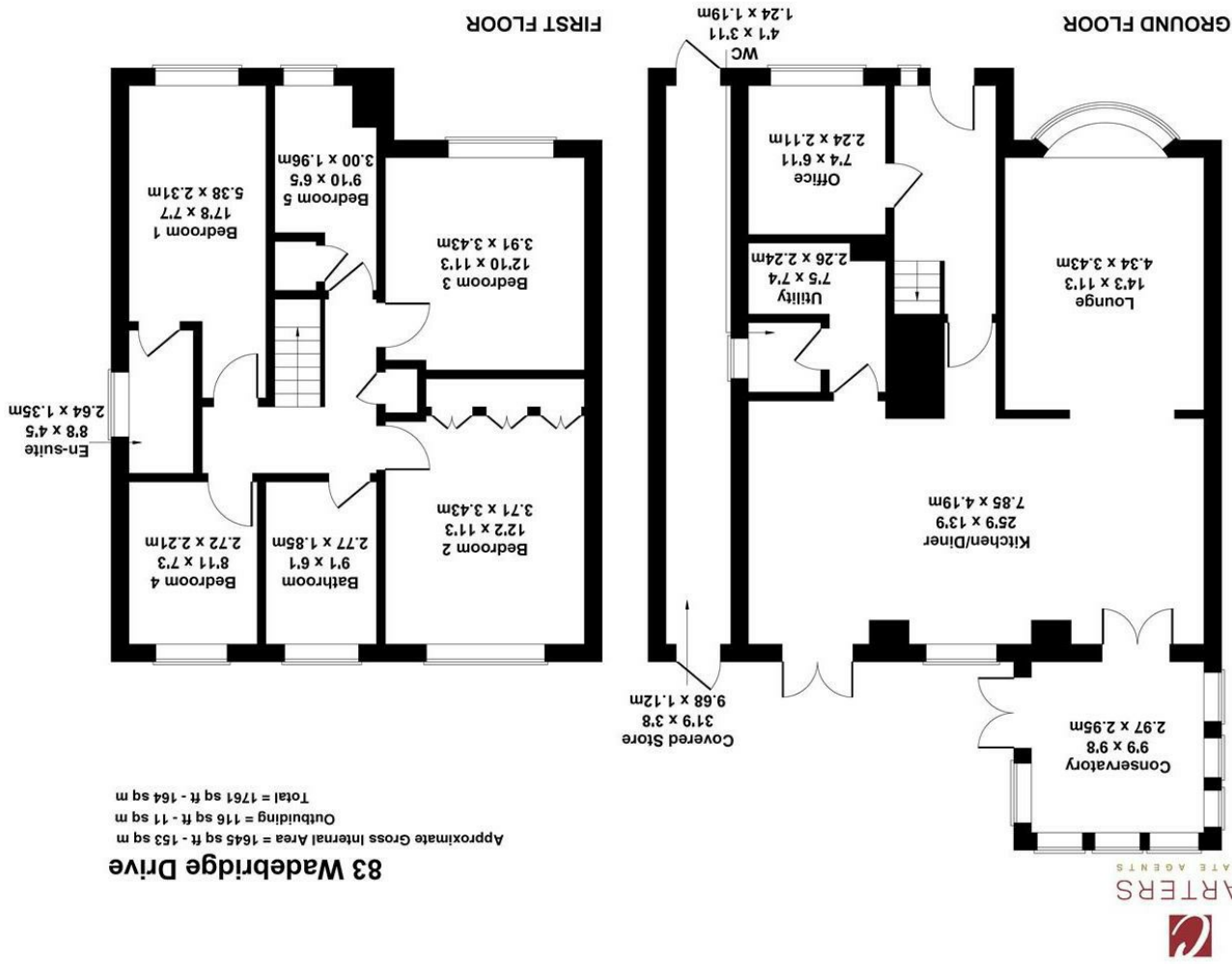




83 Wadebridge Drive
 Nuneaton, CV11 6SY
 £441,000

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Floor Plan

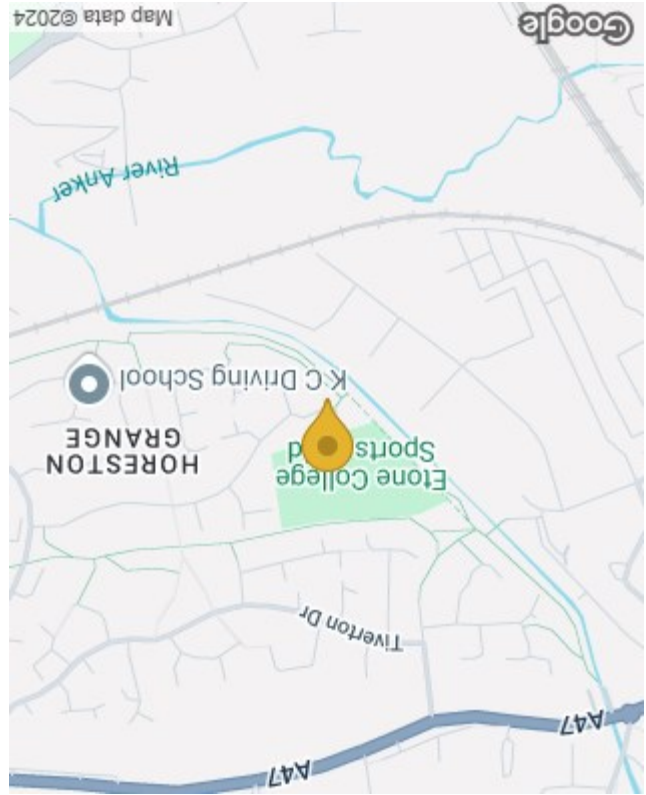
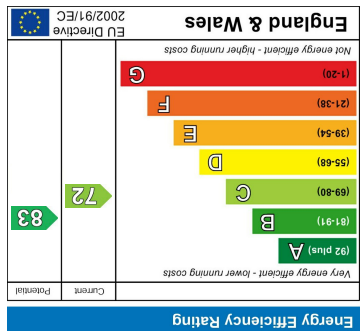


Not to Scale. Produced by The Plan Portal 2024
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Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



Area Map

83 Wadebridge Drive

Nuneaton, CV11 6SY

Presenting an exceptionally well-presented five-bedroom detached family home that combines open-plan living spaces, a converted garage, and an enviable corner plot with ample off-road parking. Nestled in the highly sought-after residential location of Horeston Grange, at the end of a tranquil cul-de-sac, this property offers fantastic access to local transport links, highly regarded schools, and a wide range of amenities. This home represents a truly exciting opportunity, and an early internal viewing is strongly recommended to fully appreciate its unique appeal.

Upon entering the property, you are welcomed by an inviting entrance hall featuring elegant laminate flooring and a staircase rising to the first floor. Off the hall, doors lead to part of the garage conversion, which has been thoughtfully transformed into a functional home office and a separate study, both boasting double-glazed windows to the front elevation and stylish laminate flooring.

As you continue through the property, you are greeted by a show-stopping open-plan kitchen and dining room. The kitchen area showcases a comprehensive range of high-quality fitted units, offering ample worktop space and complementary tiling. It is



equipped with a five-ring gas hob with an extractor hood, an integrated dishwasher, a range of full length cupboards, and premium integrated appliances, including a double oven, a fridge freezer, and a microwave. The centre piece of this space is a stunning matching chef island with ample cupboard storage below, enhanced by double-glazed French doors that lead to the rear garden, creating a seamless blend of indoor and outdoor living.



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.