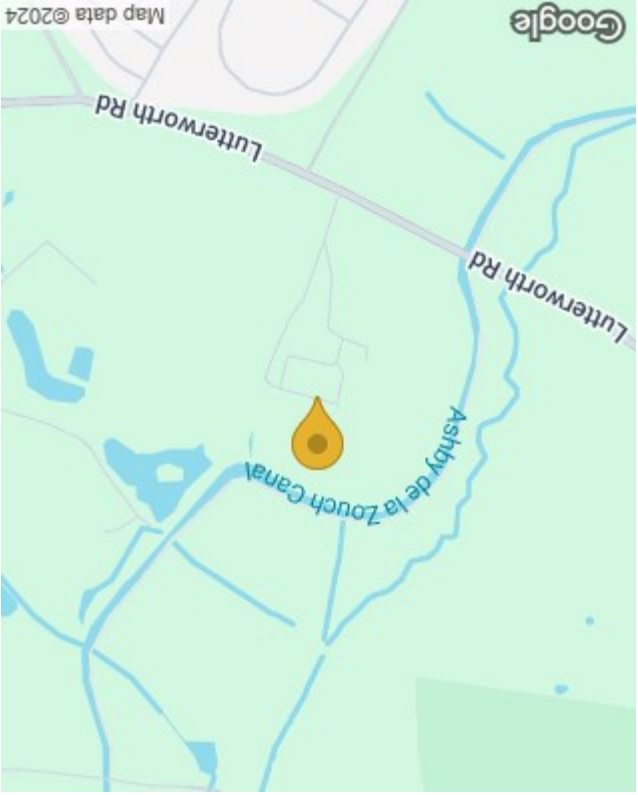


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

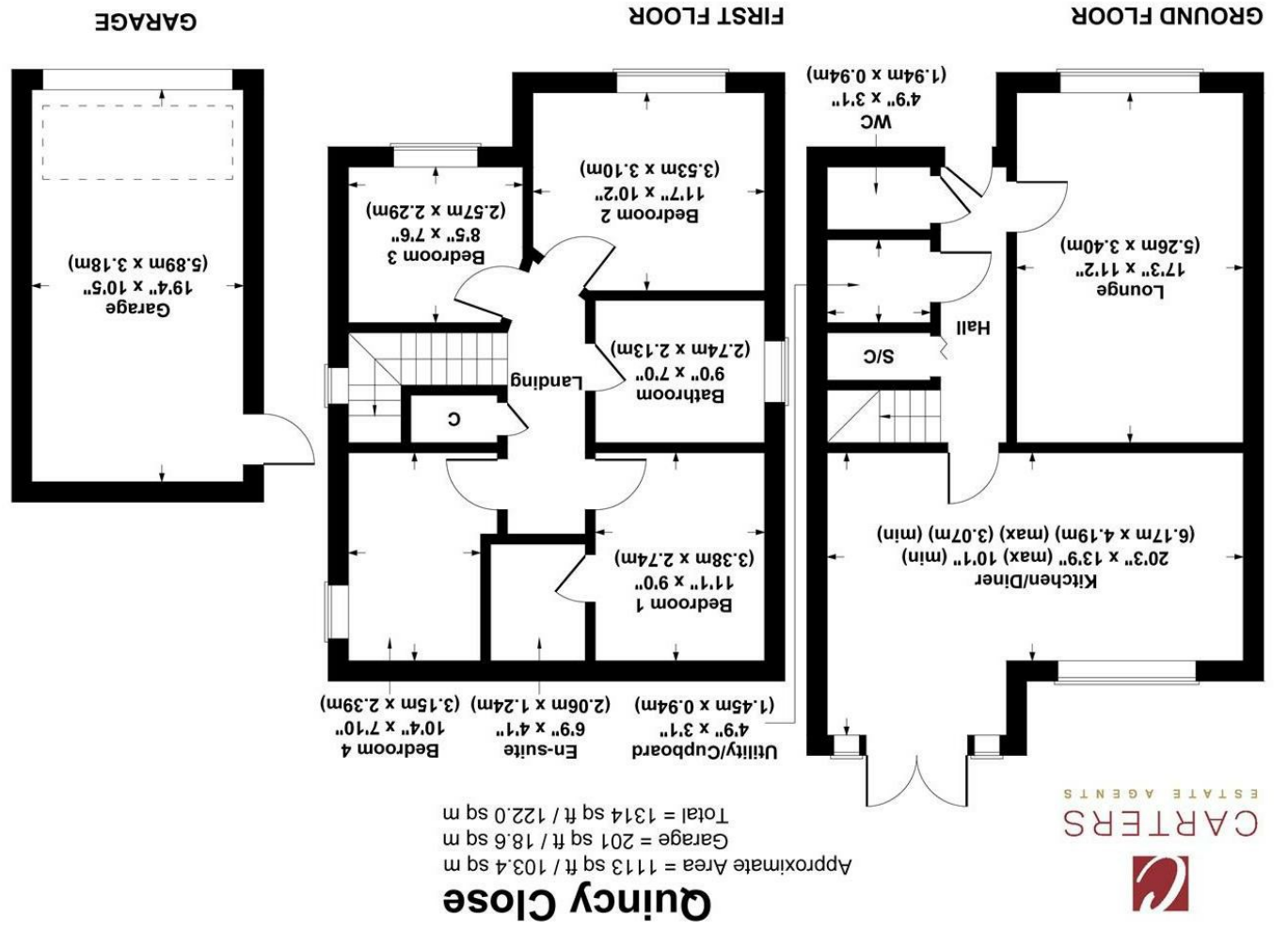
Energy Efficiency Rating	
Current	Potential
94	85
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map

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



Floor Plan



9 Quincy Close
 Nuneaton, CV11 6AY

Offers Over £375,000



9 Quincy Close

Nuneaton, CV11 6AY

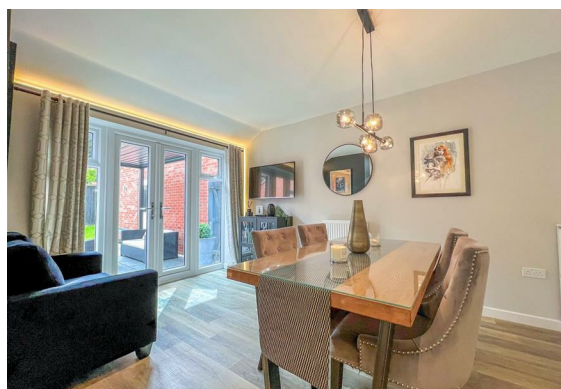
****NO UPWARD CHAIN**STUNNINGLY PRESENTED THROUGHOUT**BEAUTIFUL VIEWS TO THE FRONT OVER OPEN FIELDS****

Carters are very pleased to offer this stunning four bedroom detached family residence, situated in a picturesque rural location on the outskirts of Nuneaton. With views over open fields leading to the Ashby Canal, this home is perfect for those who enjoy countryside walks and tranquil living.

The immaculate accommodation is accessed via a shared block paved driveway that leads to the property's private driveway and garage. Upon entering, you are welcomed into a spacious hallway that provides access to the lounge, a utility cupboard, and a modern guest WC.

The cosy lounge features a central media wall with a focal point fireplace, creating a warm and inviting atmosphere. The highlight of this home is the exquisite open-plan kitchen/diner/family room, which features an extensive range of contemporary units and striking contrasting work surfaces. Double French doors lead to the rear patio, seamlessly blending indoor and outdoor living, making it an ideal space for entertaining.

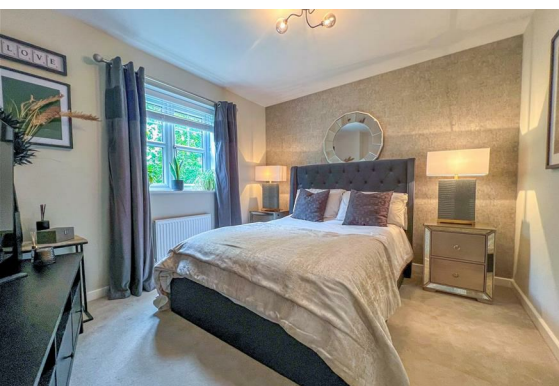
The first floor boasts a luxurious main bedroom with a stylish en-suite, along with three additional bedrooms and a family bathroom fitted with a lavish four-piece suite. This includes a sumptuous bath and a separate shower cubicle, providing the ultimate in relaxation and



convenience.

The rear garden is meticulously landscaped, showcasing a generously sized paved patio adorned with a sturdy pergola, leading to a meticulously maintained lawn. Enclosed by fencing, this outdoor space offers complete privacy and tranquility for relaxing or entertaining.

With its stunning presentation, fantastic location, and breathtaking views, this property is an ideal family home. Early viewings are highly recommended to avoid disappointment.



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.