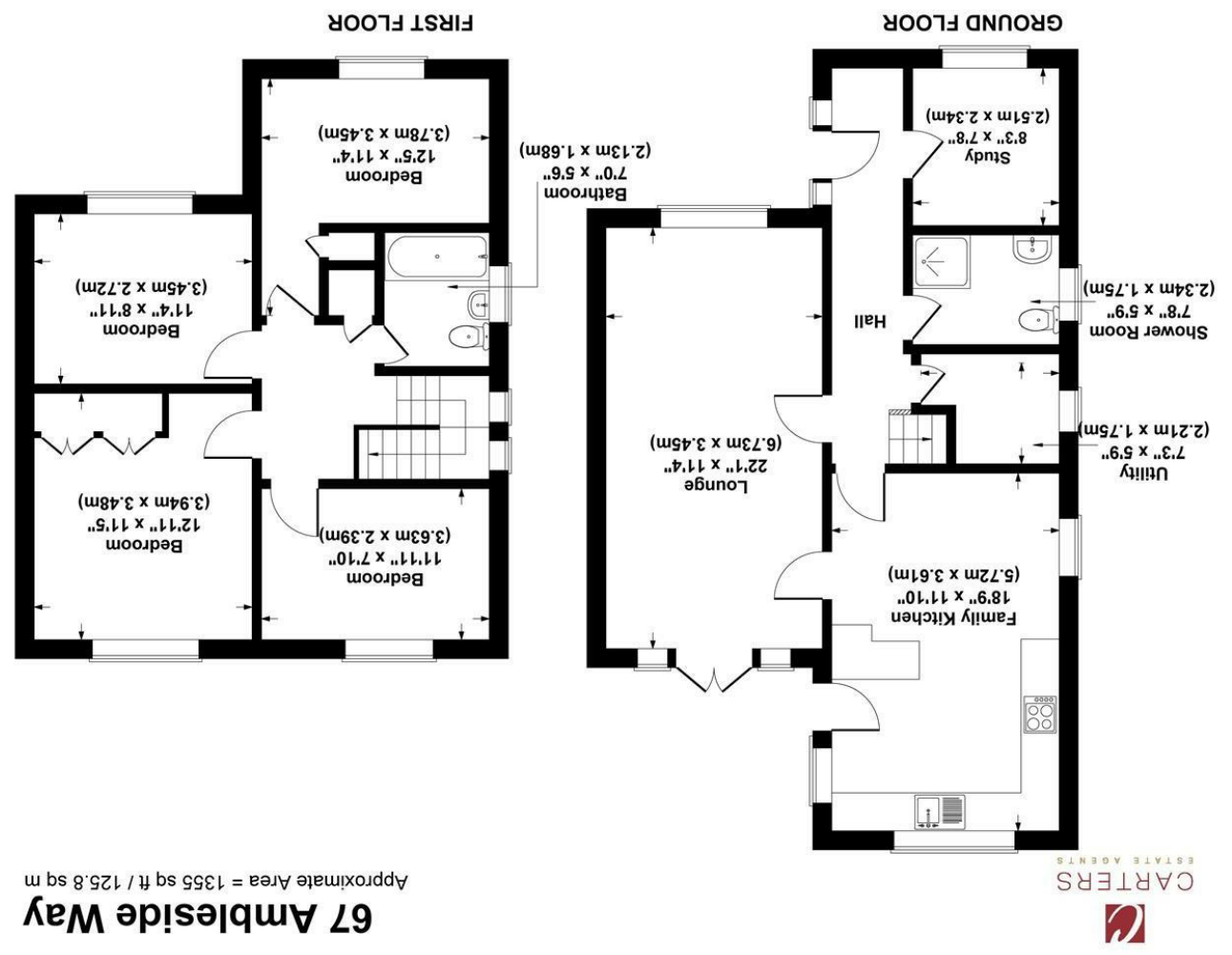




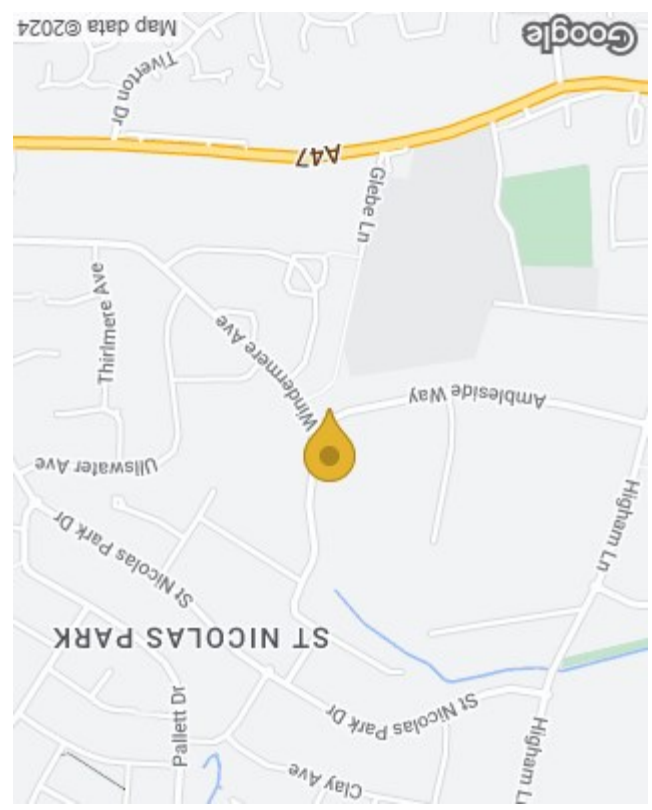
67 Ambleside Way
 Nuneaton, CV11 6AU
 Asking Price £450,000

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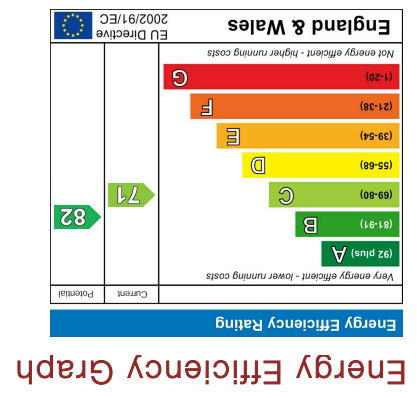
Floor Plan



67 Ambleside Way
 Approximate Area = 1355 sq ft / 125.8 sq m



Area Map



Energy Efficiency Rating

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 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.

67 Ambleside Way

Nuneaton, CV11 6AU

Presenting a rare opportunity to acquire a spacious and impeccably improved four-bedroom detached property in the heart of the sought-after St Nicolas Park Estate.

This fantastic family home boasts a well-designed ground floor, featuring a home office, downstairs shower room, extended open-plan kitchen and dining room, and a spacious dual-aspect lounge. To the first floor, four generously sized bedrooms, galleried landing, and a modern contemporary bathroom complete the internal accommodation.

Situated prominently on a substantial plot, well set back from the popular thoroughfare Ambleside Way, the property is within walking distance to some of Nuneaton's most desirable schools, including Milby Primary, St Nicolas Park Primary, and Higham Lane Secondary. A generous garden with a high-quality insulated summer house and workshop summarises this exceptional residence.

To enhance modern living and energy efficiency, the property benefits from double glazing, front and rear doors, gas central heating system, and an EV charging point. This turn-key property is ready for immediate occupancy, making it an attractive prospect for buyers



looking to move in for summer. Additionally, there is scope for further development, subject to necessary planning conditions.

Upon entering, you are welcomed through a tastefully and intelligently designed porch/boot room area, leading to a long and spacious entrance hall that provides access to all ground floor rooms. To the front of the property, an elegant home office space with fitted head-height storage offers a functional workspace. Next, a modern downstairs shower room features natural tiles, a double step-free shower unit with a mains-powered modern black waterfall shower.



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.