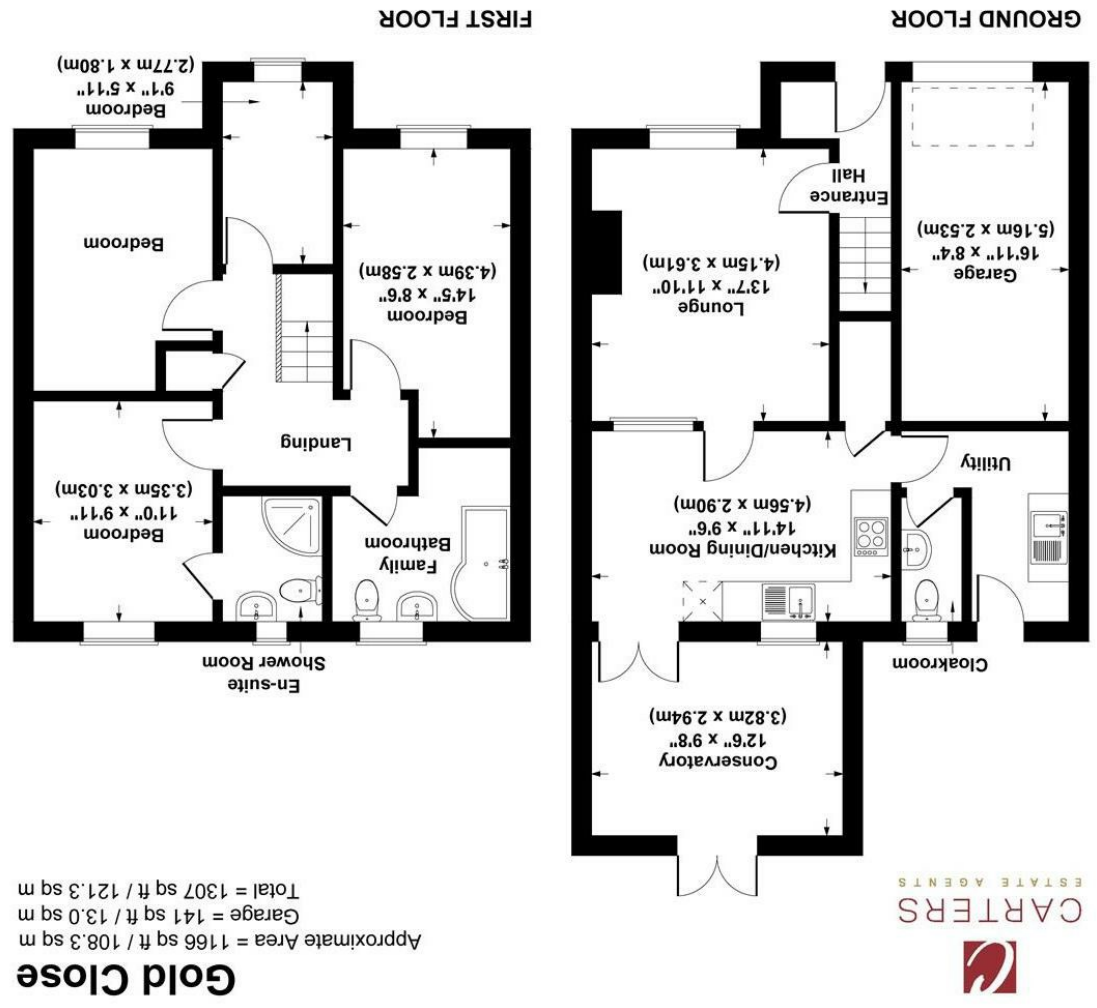


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

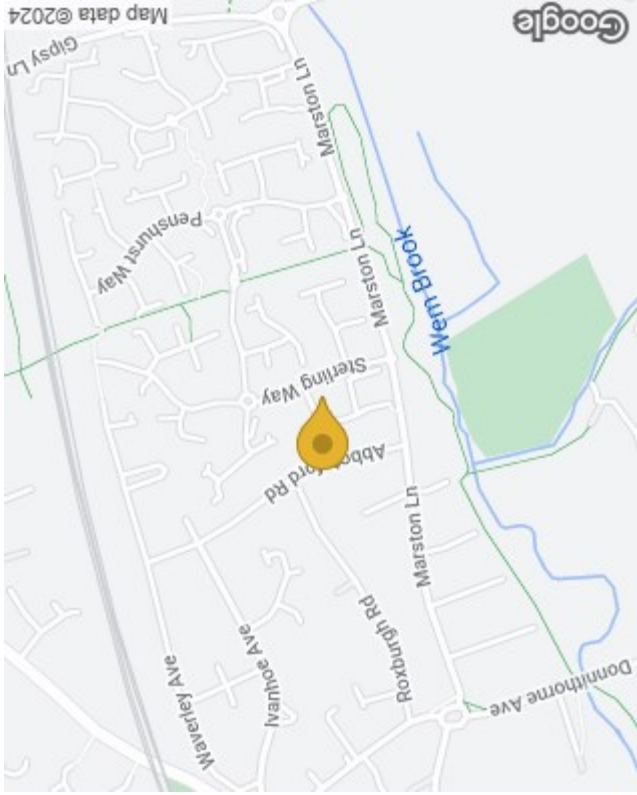
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan

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

Energy Efficiency Graph



Area Map



2 Gold Close  
 Nuneaton, CV11 4XZ  
 £290,000

## 2 Gold Close

Nuneaton, CV11 4XZ

**\*\*FOUR BEDROOM  
DETACHED\*\*EN-SUITE TO MAIN  
BEDROOM\*\***

Carters are delighted to offer this well presented, four bedroom detached family residence in the sought after Maple Park development. This home is conveniently located near the amenities of Attleborough Green and offers excellent access to the A444, making it ideal for commuters traveling to the Midlands.

This modern style property is packed with desirable features. The ground floor comprises an entrance hall, a spacious lounge, and an open-plan kitchen/diner that is perfect for family gatherings. Adjacent to the kitchen is a practical utility room and a guest WC. Additionally, a conservatory extends the living space, providing a bright and relaxing area with views of the garden.

The first floor hosts the main bedroom, complete with an en-suite, ensuring privacy and convenience. Three further bedrooms provide ample space for family members or guests, and a well-appointed family bathroom serves these rooms.

Externally, the property benefits from a tarmac driveway at the



front, offering off road parking for multiple vehicles and leading to a garage. The rear garden is designed for low maintenance, featuring a paved patio area ideal for outdoor dining and an area of decorative crushed slate with planted borders, creating an attractive and easy-care outdoor space.



With its prime location, modern amenities, and thoughtful layout, this property is perfect for both families and commuters. Schedule your viewing today to avoid missing out on this exceptional home.

