

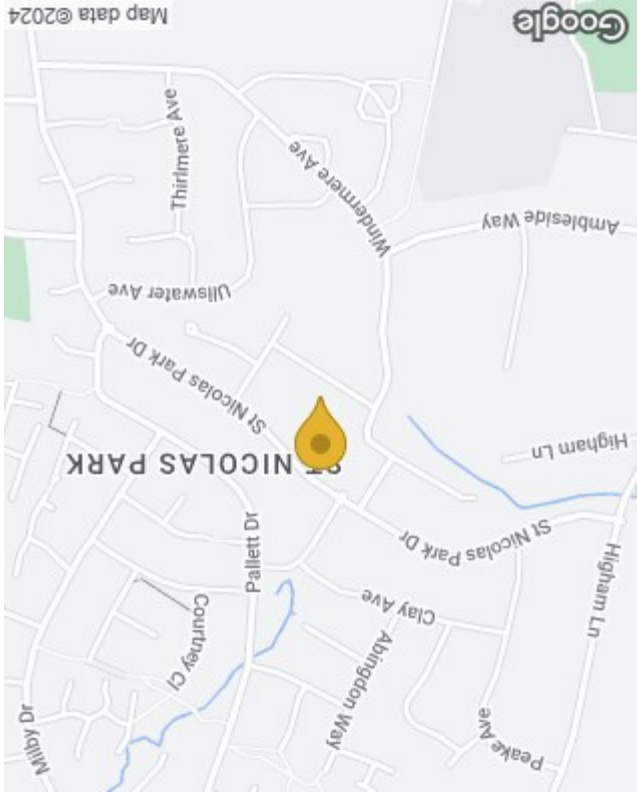
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

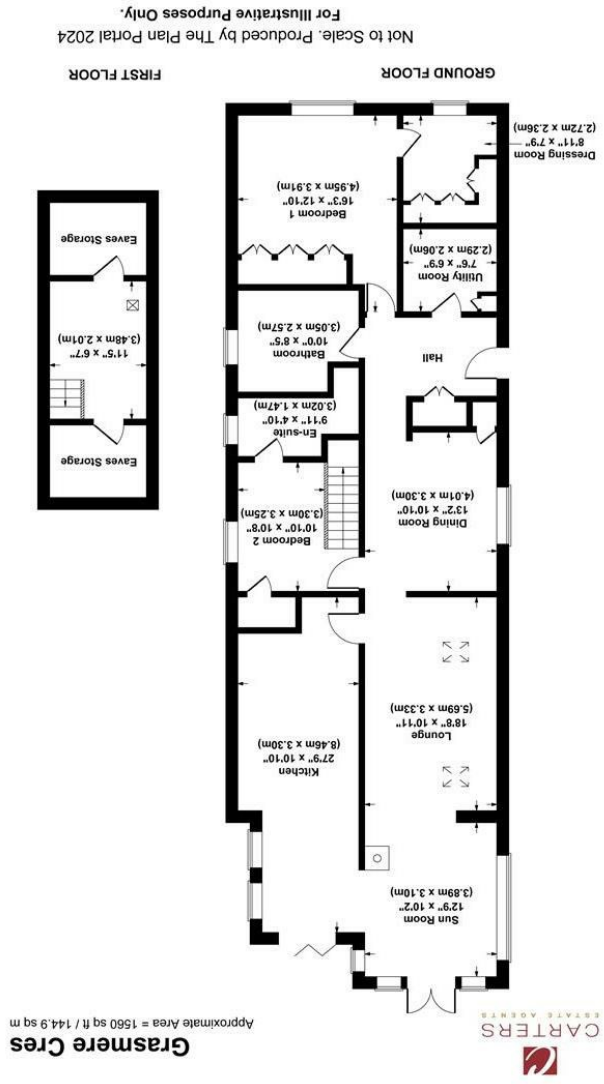
EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



10 Grasmere Crescent
 Nuneaton, CV11 6ED
 £425,000



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Nuneaton, CV11 6ED

****UNIQUE BUNGALOW**SUBSTANTIALLY EXTENDED**STUNNINGLY PRESENTED****

Carters are thrilled to present this extensively extended, exquisitely presented and unique detached bungalow situated in the highly coveted St Nicolas Park Estate. Nestled in a prime location, this property offers easy access to local amenities, including the COOP store, and boasts excellent transport links to Nuneaton Town Centre and the A5, making it an ideal residence for commuters.

This bungalow, currently configured with two bedrooms, offers the flexibility to be remodeled into a three-bedroom home, providing ample potential for customization. As you arrive, the decorative block-paved driveway immediately catches your eye, offering generous off-road parking with security bollards and leading you to a modern composite entrance door.

Stepping inside, you are welcomed by a spacious hallway equipped with ample storage. The hallway seamlessly extends into the open-plan dining room, which presents an opportunity to be converted into a third bedroom if desired. Moving further, you enter a cozy lounge bathed in natural light, thanks to double skylights.



An open transition leads to the sunroom, which features a striking vaulted ceiling, a dual-sided log burner, and elegant double French doors that open onto the rear patio, merging indoor comfort with outdoor charm.

The heart of this home is the newly extended and impeccably designed kitchen. This space is a chef's dream, fitted with a contemporary range of units and a sizable island bar. The kitchen is adorned with high-end Neff appliances, including an induction hob, oven, microwave, dishwasher, and a convenient kettle tap. The sophisticated glass splashbacks and underfloor heating add a touch of luxury. Adjacent to the kitchen is a comfortable seating area with bifold doors that open to the rear patio, seamlessly integrating the indoor living space with the outdoor environment, complemented by the dual-sided log burner.

