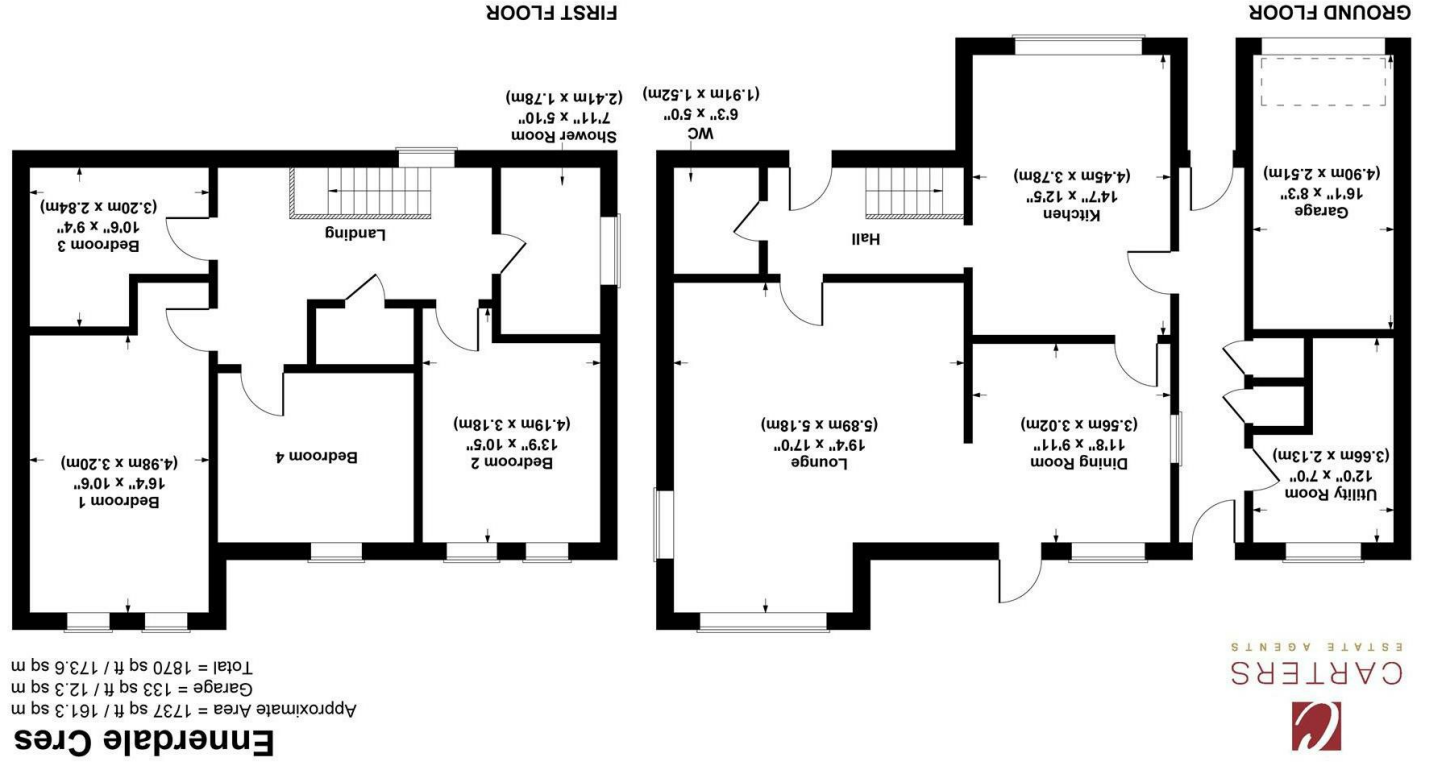


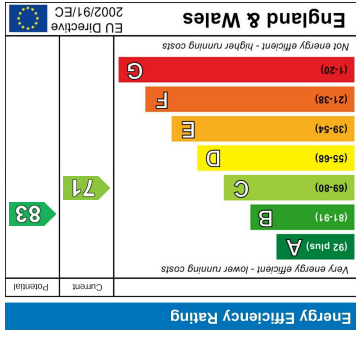
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

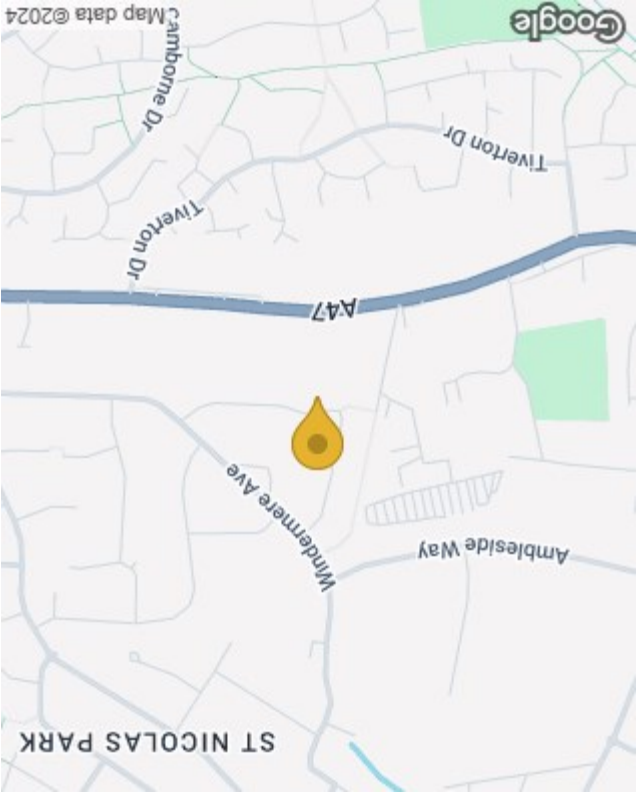
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan



Energy Efficiency Graph



Area Map



30 Ennerdale Crescent  
 CV11 6HZ  
 £400,000

4 Bedrooms  
 1 Bathrooms  
 1 Living Room  
 COUNCIL TAX BAND



30 Ennerdale Crescent

, CV11 6HZ

**\*\*CATCHMENT OF HIGHAM LANE SCHOOL\*\*NO UPWARD CHAIN\*\***

Carters are delighted to present this beautifully maintained four bedroom detached family home, located on the prestigious and highly sought after St Nicolas Park estate. This property is ideally positioned, offering close proximity to local amenities and falls within the catchment area of top rated schools, making it an ideal choice for families seeking both convenience and quality education.

The home immediately impresses with its strong kerb appeal, showcasing a well kept frontage that sets the tone for the spacious and inviting interior. As you step into the welcoming hallway, you are greeted by a sense of warmth and space, with stairs rising to the first floor and access to a convenient guest cloakroom/WC. The extended lounge is a standout feature, bathed in natural light thanks to its dual aspect windows. This bright and airy space is perfect for relaxing or entertaining, with an open-plan flow that leads seamlessly into the dining room. The dining room itself is an elegant space, with direct access to the rear patio, ideal for indoor-outdoor living.

The heart of this home is



undoubtedly the kitchen, which has been recently refitted with a range of sleek, modern grey units, beautifully contrasted by stylish work surfaces. This kitchen not only serves as a functional space for cooking but also as a contemporary hub for family life, offering both practicality and style.

Upstairs, the first floor comprises four generously proportioned bedrooms, each designed to provide comfort and tranquility. These rooms offer ample space for a growing family, with versatility to cater to different needs, whether for rest, study, or play. The family shower room, also located on this floor, has been thoughtfully designed with modern fixtures, providing a refreshing and efficient space.

