



CARTERS
ESTATE AGENTS



76 Greendale Road Nuneaton, CV11 6RN

Asking Price £425,000



This exceptional 'Buxton' design detached residence, originally built by Bellway Homes, has been significantly extended and enhanced by the current owners to perfectly cater to the demands of modern family living. Situated with an open aspect to the front on the prestigious Royal Park estate off The Long Shoot, this property offers both tranquility and convenience, providing easy access to Nuneaton's town centre and all local amenities, making it an ideal family home. This property is available to the market with a complete onwards chain.

The well-planned accommodation boasts a wealth of impressive features, including owned solar panels, a beautifully crafted single-storey rear extension with a tasteful wood-clad finish, and a superb garage conversion that now serves as a spacious family room and a dedicated home office. The first floor continues to impress with two en-suite bedrooms and a generously sized principal suite.

Upon entering, you are welcomed by a reception hall that leads to the guests' cloakroom and a comfortable lounge, perfect for relaxation. The home office provides a private space, ideal for those working from home. The full-width dining kitchen is a standout feature of this home, flowing seamlessly into the extended family room, forming the heart of the residence. The kitchen is equipped with a one-and-a-half bowl stainless steel sink with a mixer tap, extensive base units, cupboards, and drawers with stylish work surfaces, an AEG built-in oven, hob, and extractor hood, as well as an integrated dishwasher. The area is complemented by two double central heating radiators, tiled flooring, and inset ceiling spotlights, with large UPVC sealed unit double glazed windows that overlook the rear garden. The adjoining family room is an exquisite space for entertaining, featuring a lantern-style roof that floods the area with natural light, a vertical central heating radiator, tiled flooring, and double doors leading to the rear garden.



The utility room, located just off the kitchen, is practical and well-equipped with a single drainer stainless steel sink unit with a mixer tap, fitted base unit, worktop, and wall cupboards. It also has plumbing for a washing machine, tiled flooring, a central heating radiator, a gas-fired boiler, and a half-glazed side entrance door.

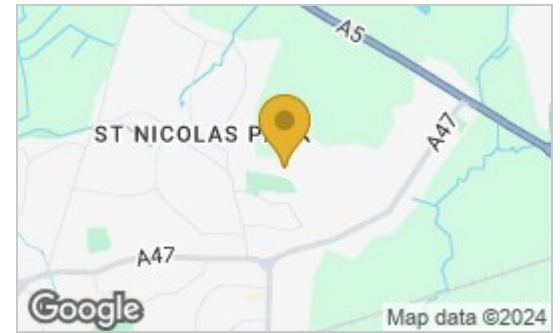
The first floor offers a landing with loft access and a built-in airing cupboard for additional storage. The principal bedroom features two sets of fitted wardrobes with mirrored sliding doors, a double central heating radiator, and a UPVC sealed unit double glazed bay window. The en-suite bathroom is half-tiled and includes a white suite comprising a shower cubicle, wash hand basin, and low-level WC, along with a heated towel rail, inset ceiling spotlights, an extractor fan, and a UPVC sealed unit double glazed window. Bedroom 2 is another spacious double room with its own en-suite shower room, while the remaining two bedrooms are generously sized doubles, ideal for family or guests. The stylish and modern family bathroom includes part-tiled walls and a white suite featuring a panelled bath with mixer tap and shower attachment, wash hand basin, and low-level WC, completed with a heated towel rail, inset ceiling spotlights, an extractor fan, and a UPVC sealed unit double glazed window.

Externally, the property offers a double-width block paved driveway that provides ample parking, enhanced by a hardstanding area with two electric car charging points. The lawned foregarden is beautifully maintained with floral borders, and side pedestrian access leads to the rear garden, which is a truly delightful outdoor space with a patio area, lawn, composite decking, and fenced boundaries for privacy. The garden also includes a covered storage area running the full length of the property, perfect for garden tools and outdoor equipment, while a nicely paved seating area offers a serene spot for relaxation and outdoor dining. The property is further enhanced by the installation of solar panels, providing energy efficiency and cost savings. Full details of the solar panel terms are available upon request.

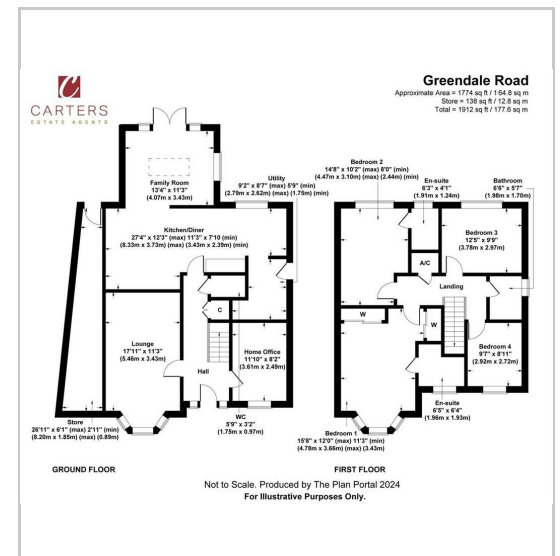
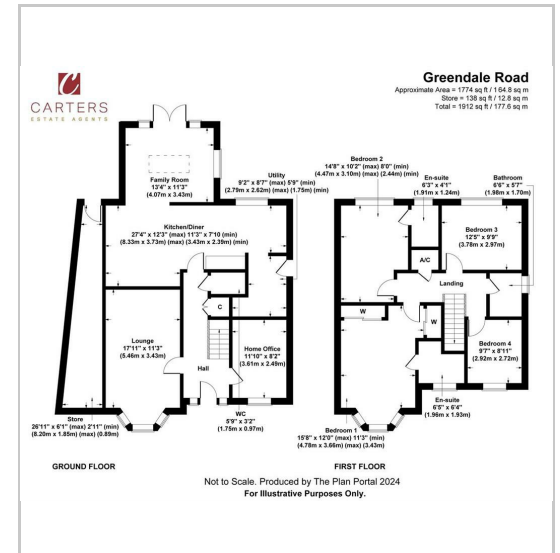
Note: Carters Estate Agents are instructed on behalf of a third party in which all offers are reported directly to them. The Property Perspective (3rd Party Company) state in our contract that: 'as house builders, our clients, once they have accepted an offer, will require the purchaser to sign a reservation form which will confirm and agree the details and conditions of the sale and will expect a payment of £500 reservation fee which is deductible from the purchase price.' Any further information required, please contact us.

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.

Area Map



Floor Plans



Energy Efficiency Graph

