

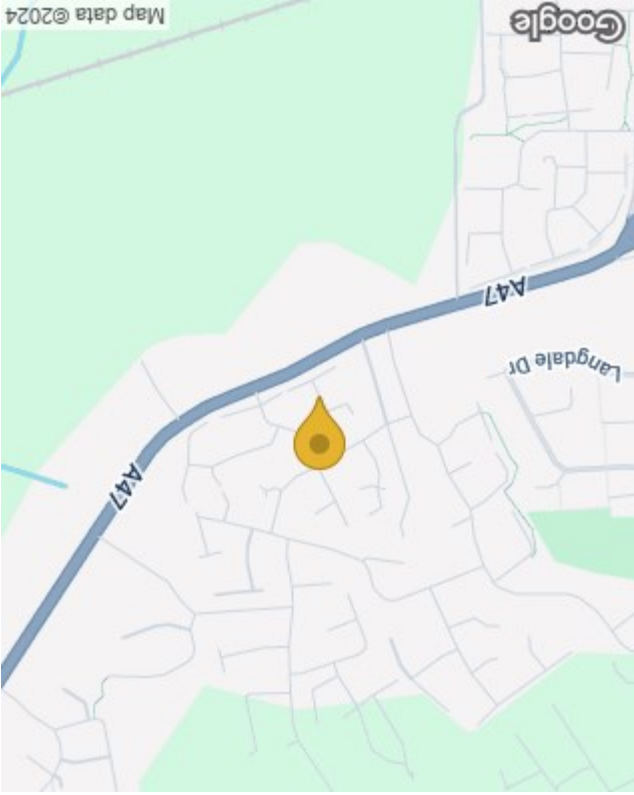
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate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

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

England & Wales	
Energy Efficiency Rating	Current
A (92 plus)	93
B (81-91)	84
C (69-80)	
D (55-69)	
E (39-54)	
F (21-38)	
G (1-20)	

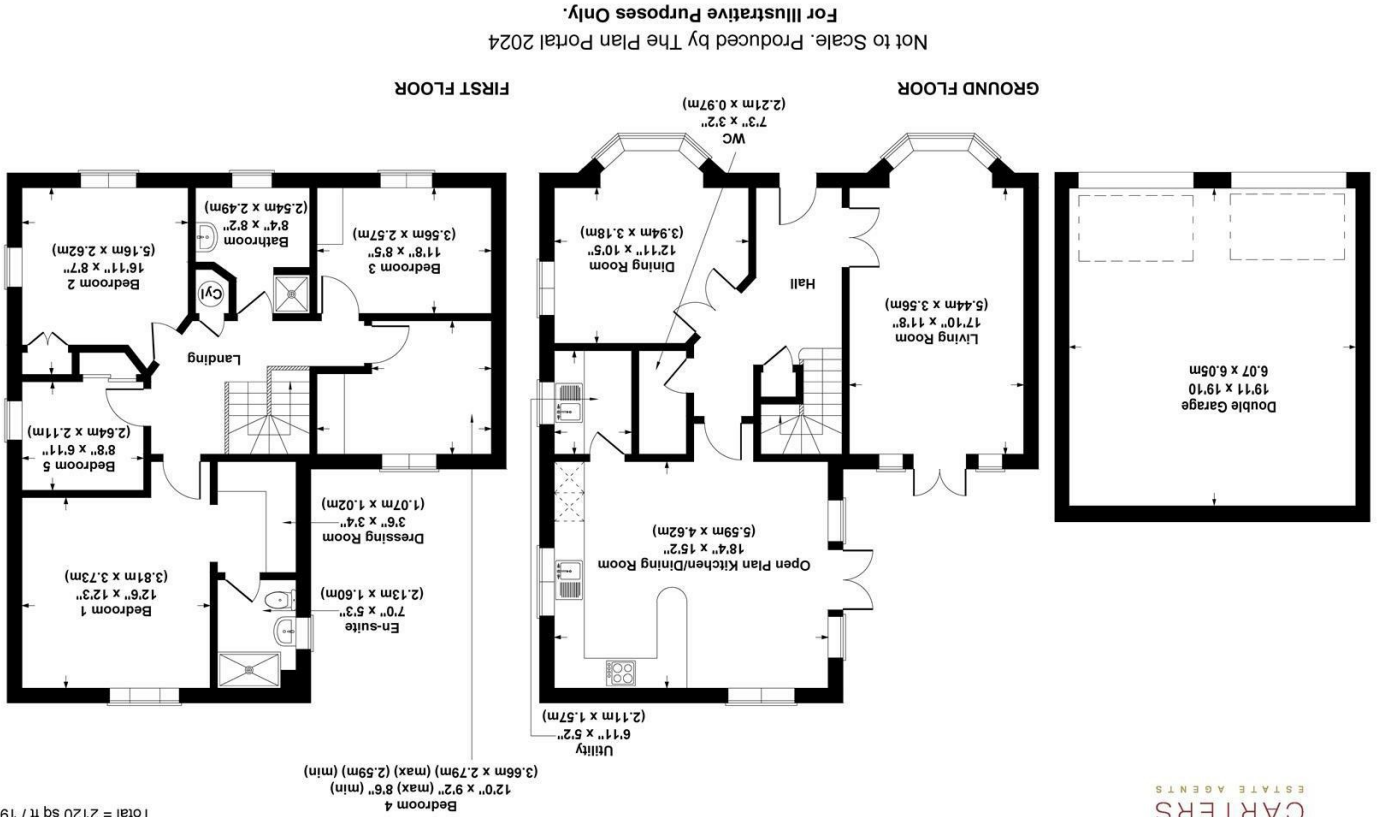
Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map

**Weft Way**  
 Approximate Area = 1725 sq ft / 160.2 sq m  
 Garage = 395 sq ft / 36.6 sq m  
 Total = 2120 sq ft / 196.8 sq m



Floor Plan



13 Weft Way  
 Nuneaton, CV11 6QE

Offers Over £500,000

5  
 2  
 2  
 B  
 BAND

## 13 Weft Way

Nuneaton, CV11 6QE

This exceptionally well-appointed and attractive five-bedroom double-fronted detached property is located on a small, private road, perfectly positioned facing the prestigious Long Shoot thoroughfare. Spread over two levels, which is a rare find for a new build of this size, this spacious home offers generous accommodation ideal for family living and benefits from a double driveway and double garage.

Upon entering the property, you are welcomed by a large entrance hallway. From here, double doors open into a delightful living room with a dual aspect, featuring a bay window to the front and French doors leading to the garden. The separate dining room also enjoys a bay window to the front, adding a touch of elegance. Additionally, there is a WC/guest cloakroom with a white suite conveniently located on this level. At the rear of the house, the open-plan kitchen, dining, and living area is the heart of the home. The modern gloss kitchen boasts ample units, a practical breakfast bar, and fully integrated appliances, including a double oven, 5-ring gas hob, extractor, dishwasher, fridge, and freezer. This space comfortably accommodates both dining and seating areas, with French doors that open onto the garden. A separate utility room, with plumbing for a washing machine



and handy side access, adds to the functionality of the home.

Ascending to the first floor, you'll find five generously sized bedrooms, each capable of accommodating a double bed. The principal bedroom suite is particularly impressive, featuring a dressing area with modern fitted wardrobes and an en-suite bathroom, complete with a walk-in double shower unit with a mains shower. The family bathroom on this floor is equally well-appointed, featuring a white suite with a mixer tap over the bath.

