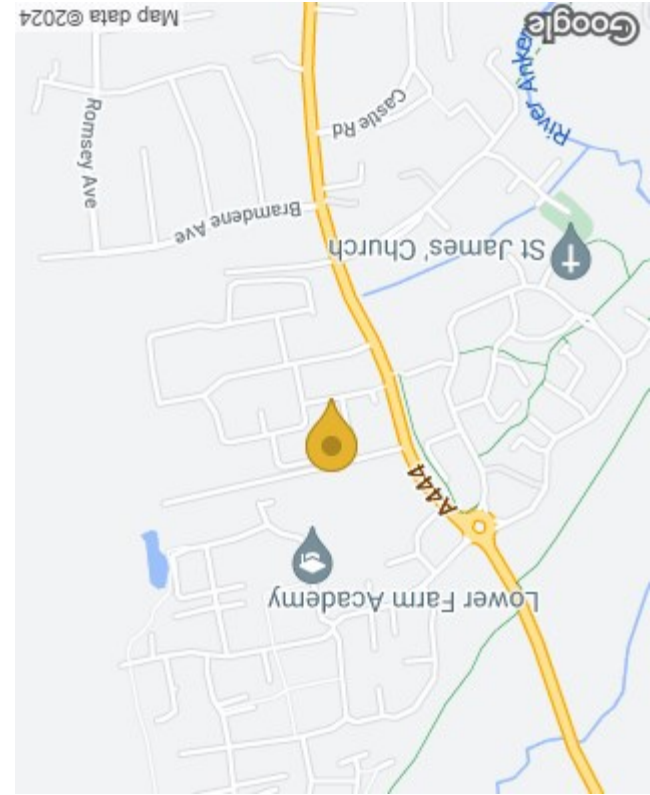
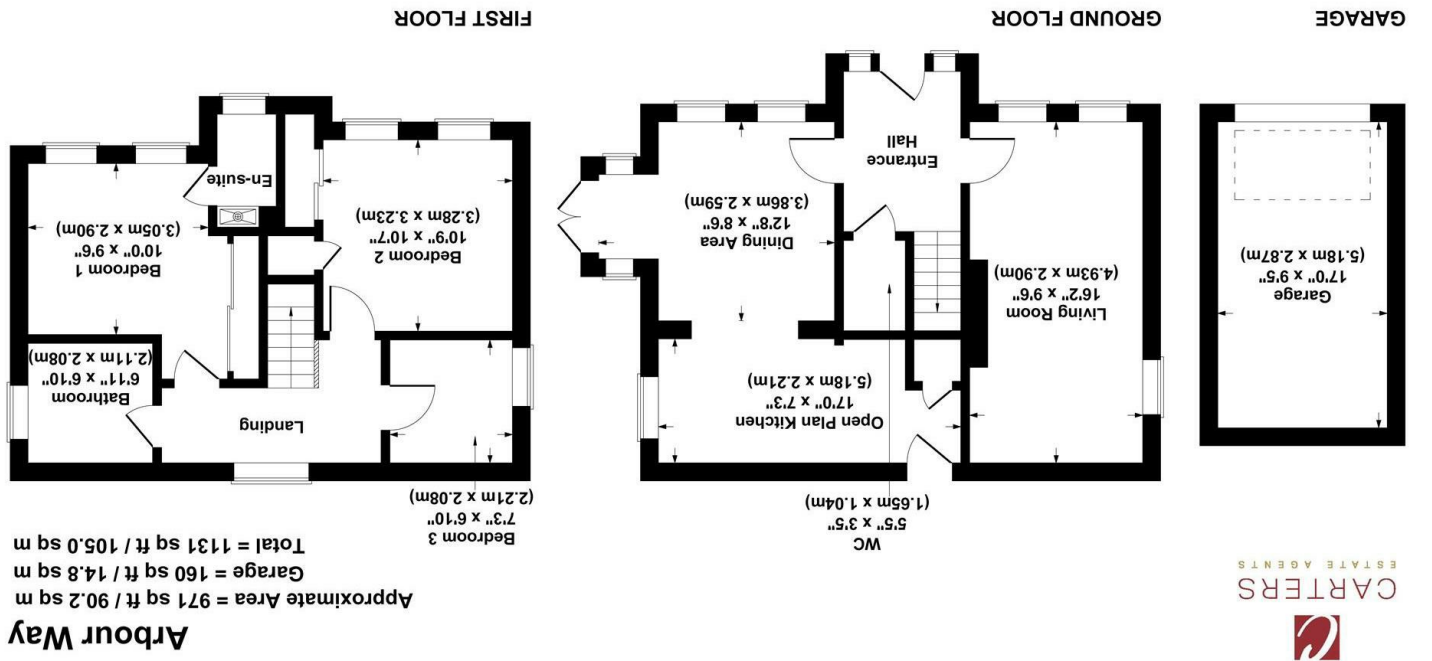


2 Arbour Way
 Nuneaton, CV10 0GB
 Asking Price £325,000

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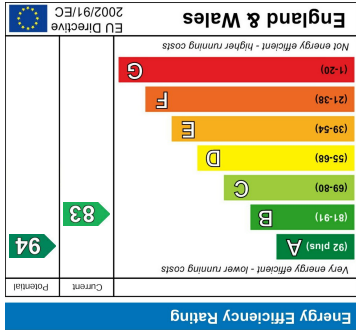


Floor Plan



Area Map

Energy Efficiency Graph



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

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

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.

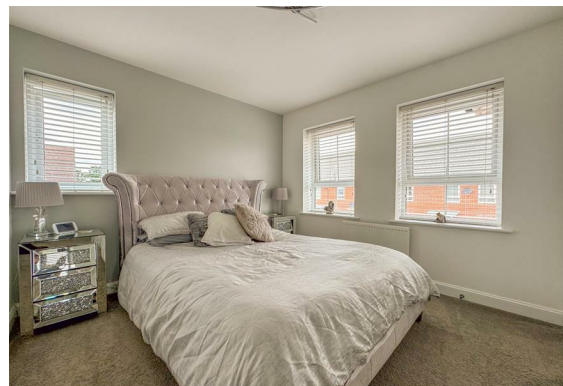
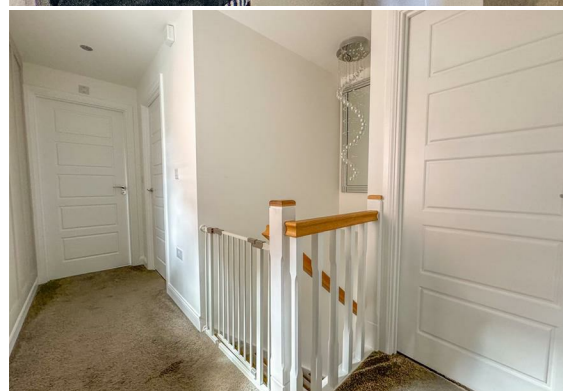
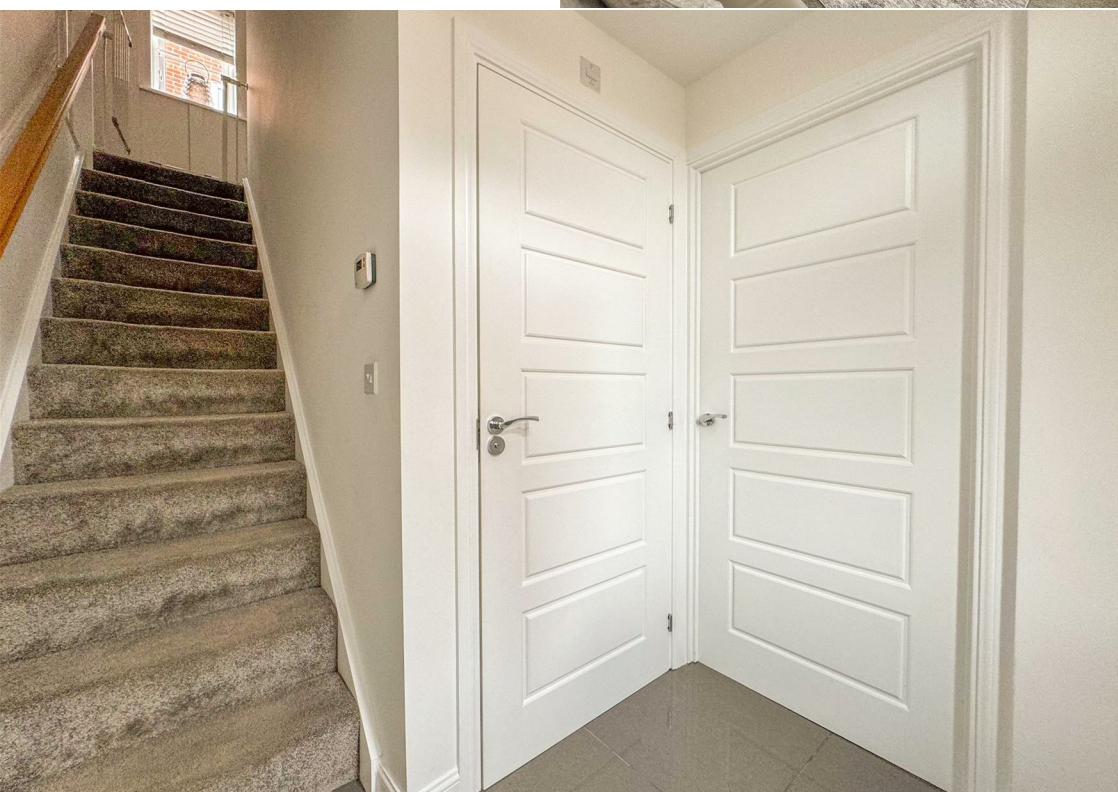
2 Arbour Way

Nuneaton, CV10 0GB

This beautifully presented three-bedroom detached home is prominently positioned on a corner plot within the sought-after modern development in Weddington. An attractive double-fronted property, it's ideally suited for a small family and benefits from close proximity to top-rated schools, excellent amenities, and a well-connected transport network. The property features double glazing and gas central heating, ensuring comfort and efficiency throughout.

Upon entering, you are welcomed by an inviting entrance hall, with doors leading to the WC/guest cloakroom featuring a modern white suite. The living room is a cosy retreat, complete with a feature media wall and an integrated electric fire, perfect for relaxing evenings. The heart of the home is the open-plan kitchen and dining area, where a sleek, modern kitchen is equipped with a range of matching wall and base units and integrated appliances, including an oven, gas hob, extractor, dishwasher, and washing machine. There's ample space for a dining table, and French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living.

The first floor offers three well-proportioned bedrooms. The



principal bedroom is a spacious double, boasting built-in wardrobes and a contemporary en-suite bathroom with a white suite and a walk-in shower with a mains-fed shower unit. The second bedroom is also a comfortable double, complete with fitted wardrobes. A family bathroom, featuring a modern white three-piece suite, serves the remaining bedrooms.

Externally, the property is accessible from all sides, with a pathway leading to the front door. The rear garden has been superbly landscaped, primarily laid to lawn and enclosed by a decorative brick wall. It features a paved patio and a covered outdoor kitchen/bar area, ideal for entertaining guests in style. A gate from the garden leads to the driveway, which provides parking for two to three vehicles and access to a single garage.

