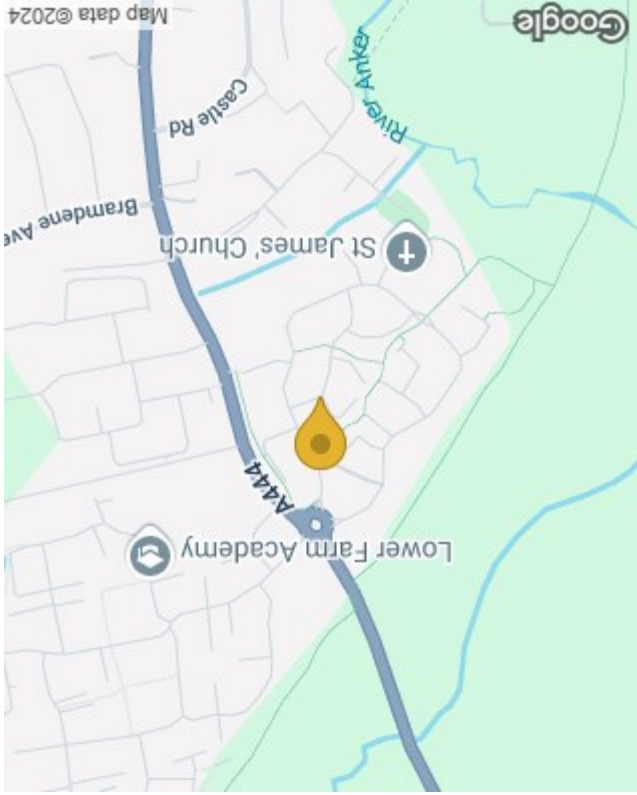


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

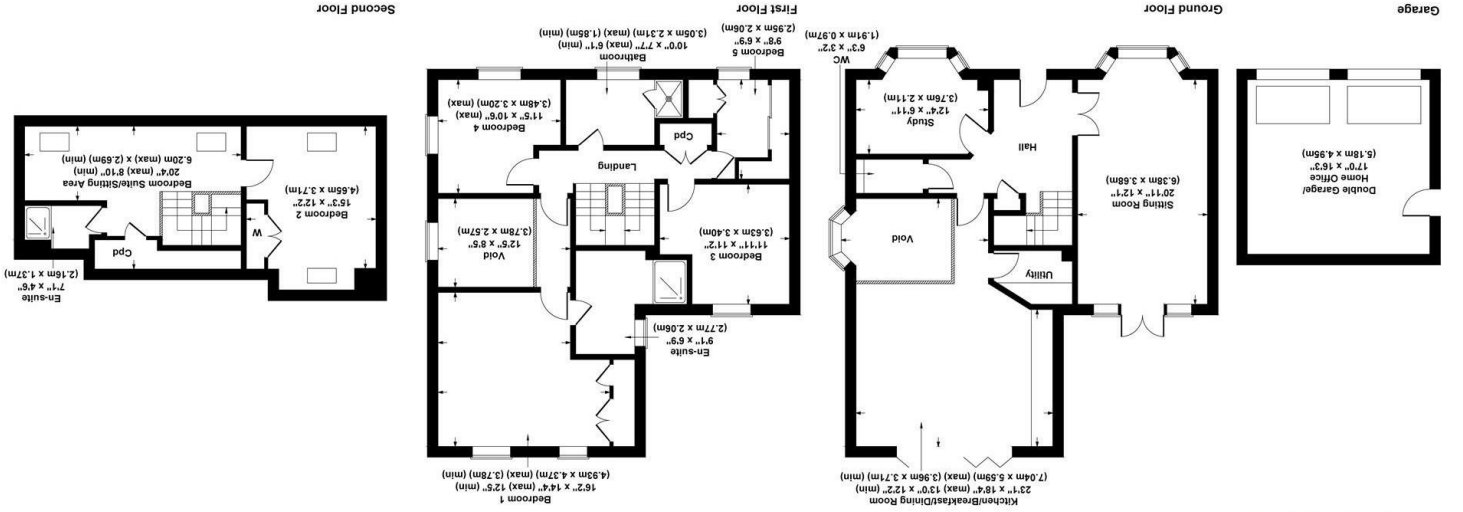
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
91	85
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map



Hereward Way
 COUNCIL TAX BAND
 Approximate Area = 2180 sq ft / 200.6 sq m
 Garage = 276 sq ft / 25.6 sq m
 Total = 2456 sq ft / 226.2 sq m



Floor Plan



20 Hereward Way
 Nuneaton, CV10 0FA
 Asking Price £640,000

5 Bedrooms, 3 Bathrooms, 3 Living Areas, B Council Tax Band

20 Hereward Way

Nuneaton, CV10 0FA

This beautifully appointed and stylish five-bedroom detached family home, situated in the desirable 'Church Fields' Development, offers a perfect blend of elegance and functionality. Overlooking picturesque green space and a park, this executive-style property boasts over 2,000 square feet of generous accommodation, making it ideal for families or multi-generational living. A standout feature of the home is the superb top-floor suite, which includes a bedroom, en-suite, and a spacious living area, providing a private retreat within the home. With its stunning feature landing, vaulted ceiling design, and decorative paneling, this home exudes charm and sophistication. Positioned prominently on a corner plot, the property offers ample parking for a growing family, complete with a double garage and a landscaped garden. Situated at the entrance to a private driveway, this is a must-see property.

