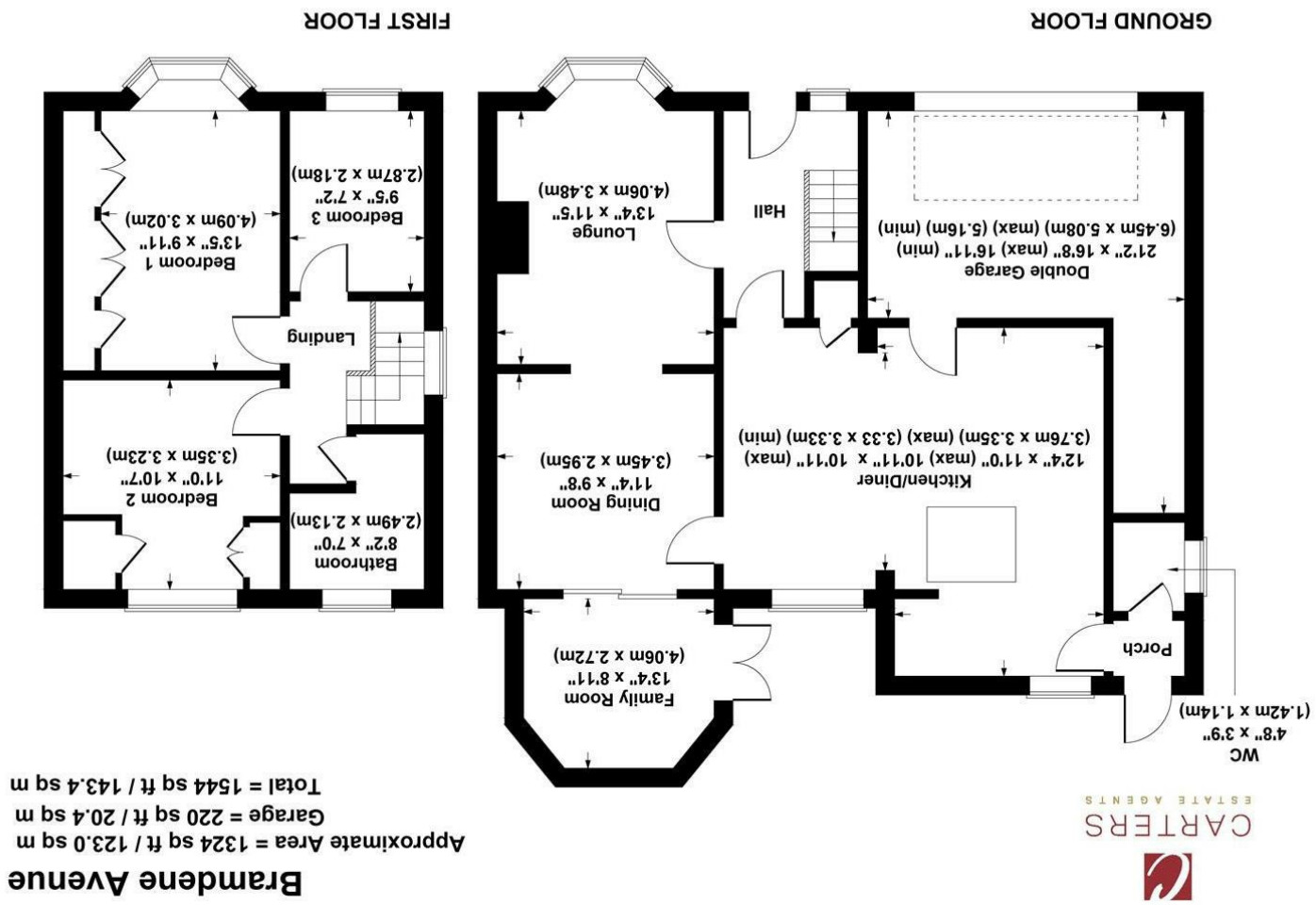




34 Bramdene Avenue
Nuneaton, CV10 0DL
£370,000



Floor Plan



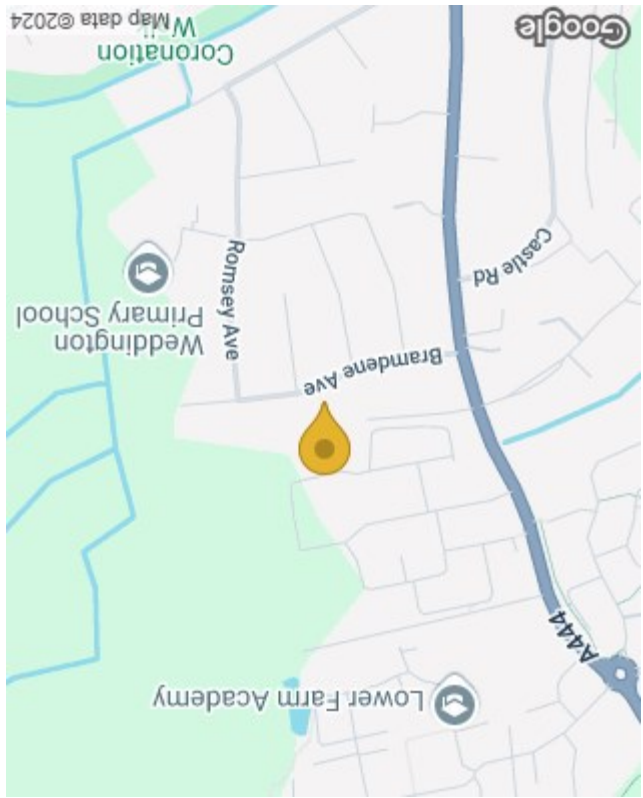
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

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.

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

Energy Efficiency Graph



Area Map

34 Bramdene Avenue

Nuneaton, CV10 0DL

****STUNNINGLY PRESENTED**SHOW HOME STANDARD OF ACCOMMODATION****

Carter's is proud to present this stunningly extended three bedroom semi detached family home, perfectly situated in the highly desirable catchment area of Higham Lane School. This beautifully finished property is close to local amenities and provides easy access to the A5, making it ideal for commuters seeking connections to the wider Midlands region.

From the moment you arrive, the property impresses with its expansive block paved driveway, offering ample off road parking for multiple vehicles and leading to a double garage and front entrance. Stepping inside, the welcoming hallway sets the tone for this exceptional home. The spacious lounge boasts a central fireplace as its focal point and a bow window that bathes the room in natural light, creating a cozy yet bright atmosphere. The lounge flows seamlessly into the dining room, an ideal space for hosting family dinners or entertaining guests. Patio doors lead from the dining room to the versatile sunroom/family room, providing a relaxed additional living space or home office—perfect for modern day living.



The true heart of the home is the impressive extended breakfast kitchen. Designed to the highest standard, it features an array of sleek modern units and high quality appliances, all complemented by contrasting work surfaces. The central island, complete with a breakfast bar, offers the perfect spot for casual dining or enjoying your morning coffee. This bright, open-plan space is ideal for family gatherings, offering practicality as well as style. A guest WC completes the ground floor, adding further convenience.

