




**CARTERS**  
ESTATE AGENTS

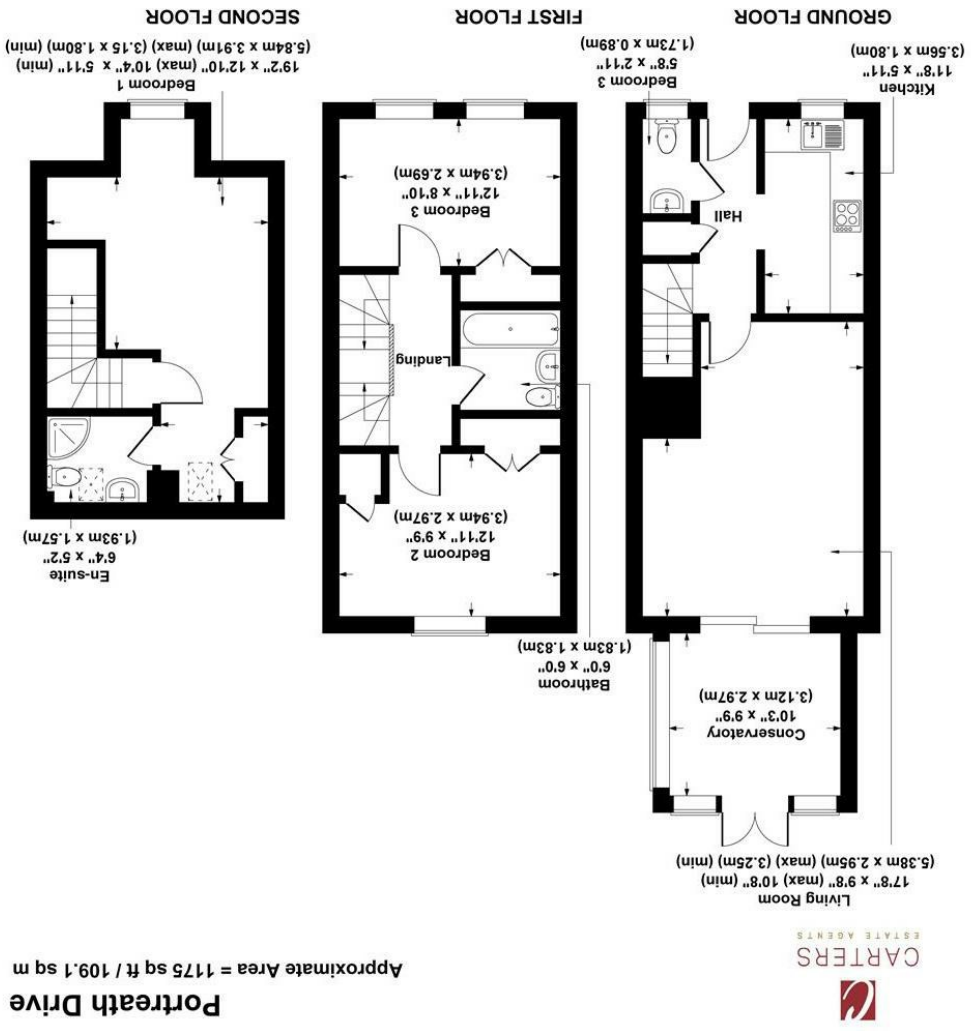
2 Portreath Drive  
Nuneaton, CV11 6GH  
£290,000





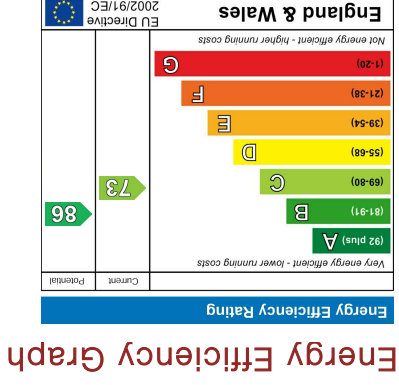
**COUNCIL TAX BAND**

Floor Plan

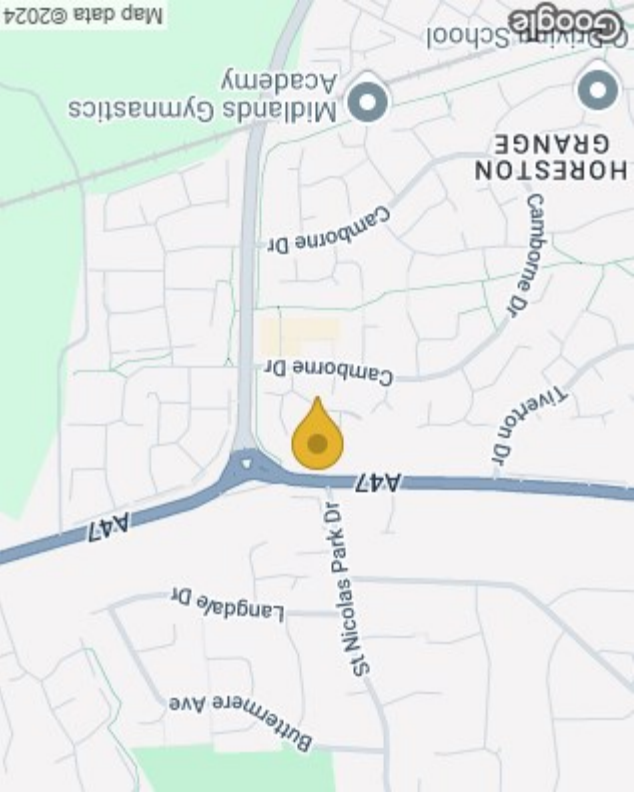


Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Graph



Area Map

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 Portreath Drive

Nuneaton, CV11 6GH

This beautifully presented and well-appointed three-storey, three-bedroom semi-detached property is situated in a quiet cul-de-sac on the sought-after Horeston Grange development. Offered with no upward chain, the home is ready for immediate occupancy and boasts generous living spaces, an en-suite master bedroom, a bright conservatory, a versatile outdoor office, and ample parking.

Ideally suited for families, this home offers easy access to local shops, amenities, well-regarded schools, and is conveniently located near the train station. Viewing is highly recommended to fully appreciate this standout property.

Upon entering the property, the entrance hallway leads to a guest cloakroom/WC and a handy storage cupboard. The hallway opens into a modern open-plan kitchen, featuring sleek gloss wall and base units and a range of integrated appliances, including an oven, microwave, electric hob, extractor, fridge, and washing machine. The spacious living room benefits from patio doors that lead into a stylish UPVC conservatory, currently used as a dining room, offering additional living space flooded with natural light.

The first floor offers two



generously sized bedrooms, both capable of accommodating double beds. Both of the bedrooms includes built-in wardrobes. These rooms share a modern family bathroom featuring a triple walk-in shower unit with a mains shower, as well as a vanity unit with a sink and WC, complemented by contemporary tiling.

On the second floor, the impressive master suite offers a spacious double bedroom with a dressing area complete with fitted wardrobes. A skylight floods the room with natural light, enhancing the bright and airy atmosphere. The master bedroom also enjoys a modern en-suite bathroom with a walk-in shower and a sleek two-piece suite.

