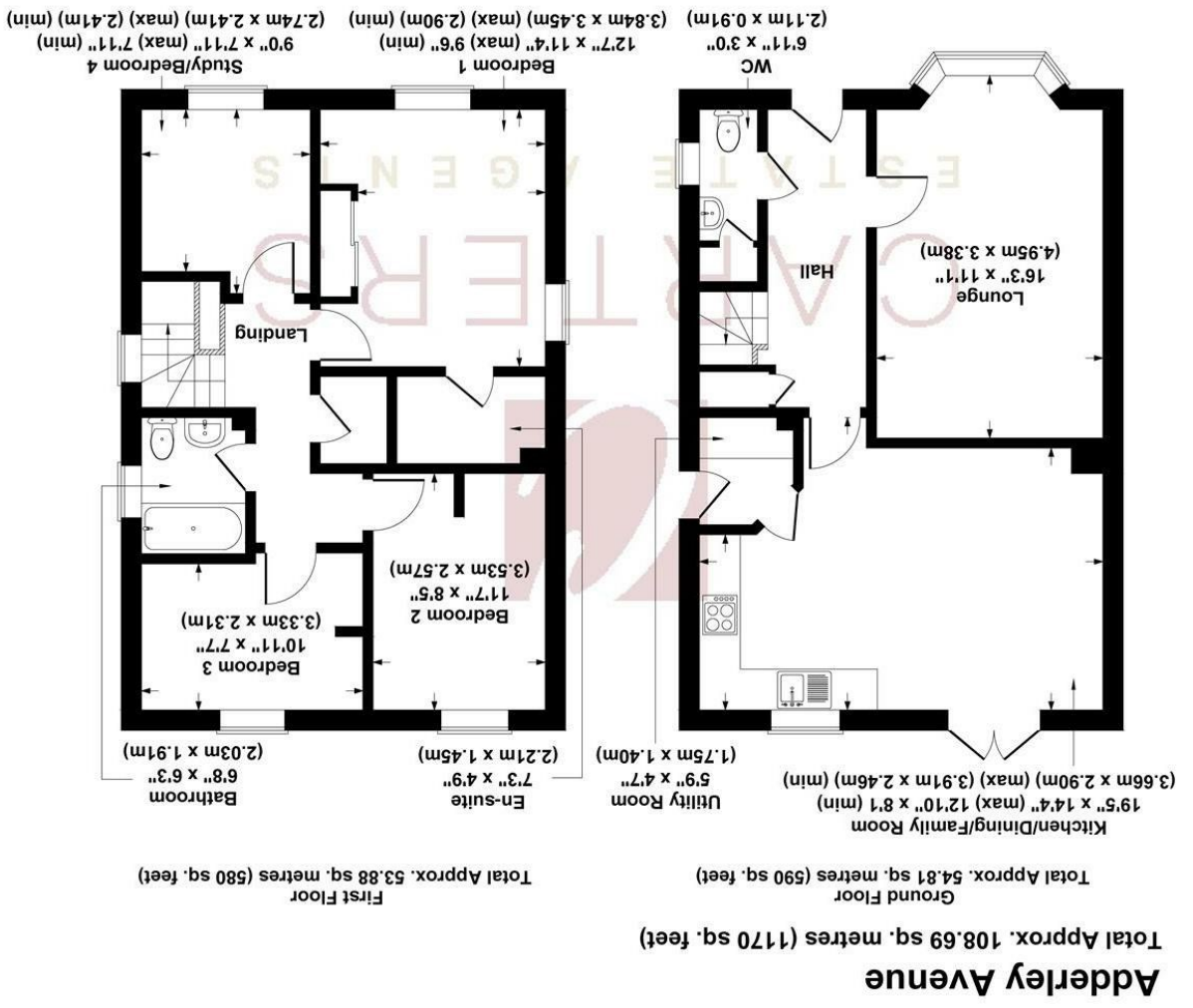


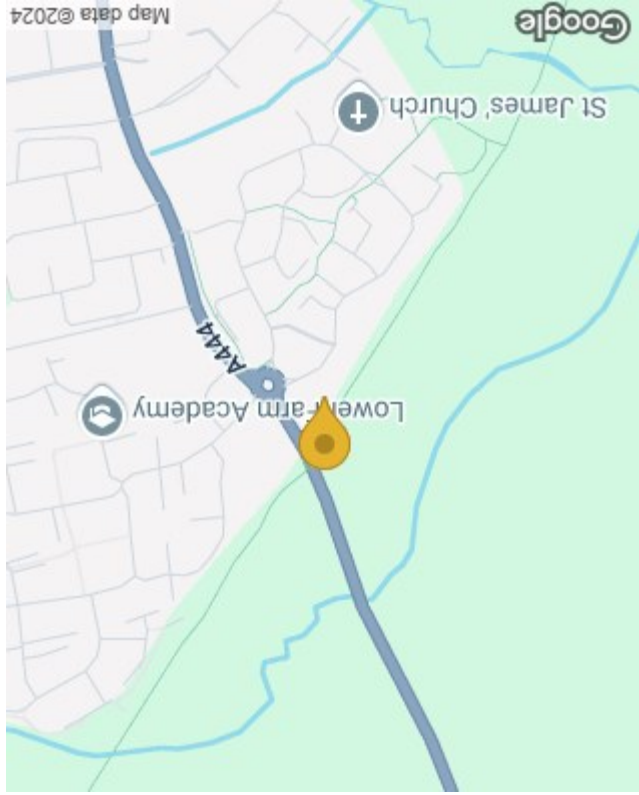
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

For Illustrative Purposes Only.
 Not to Scale. Produced by The Plan Portal 2023

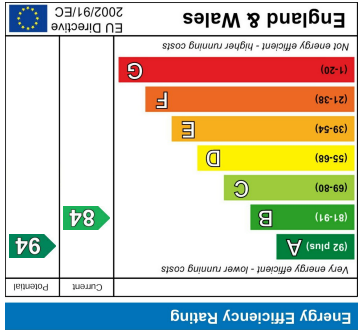


Floor Plan



Area Map

Energy Efficiency Graph



12 Adderley Avenue
 Nuneaton, CV10 0DQ
 £335,000

4 BEDS 2 BATHS 1 CARPORT B COUNCIL TAX BAND E

12 Adderley Avenue

Nuneaton, CV10 0DQ

Discover the allure of this attractive and deceptively spacious four-bedroom detached property, perfectly secluded at the end of a private driveway on the renowned Davidsons Estate in Weddington. Positioned on the Estate's periphery, it enjoys a tranquil setting surrounded by enchanting woodland walks. Ideal for a smaller family, this home boasts the convenience of double glazing, gas central heating, ample parking, and a garage.

Step into the welcoming entrance hallway, where doors lead to a WC/guests cloak with a pristine white suite. The living room, adorned with a bay window to the front, creates a cozy ambiance. The super open-plan kitchen-dining-living area features a matching range of wall and base units, along with integrated appliances, including a double oven, microwave, dishwasher, fridge-freezer, and wine cooler. French doors open to the rear, offering a seamless transition to outdoor space. Additionally, there's a separate utility room with plumbing for a washing machine.

Ascending to the first floor, discover four bedrooms, with the first being a double-sized room benefiting from fitted wardrobes and a en-suite featuring a modern shower unit with mains shower and fully tiled walls. An



additional family bathroom comprises a pristine white three-piece suite.

Externally, a long private driveway provides access to three houses, complemented by a double-width driveway offering parking for three vehicles and access to a detached garage (19'1 x 10'1). The rear reveals a private enclosed garden, predominantly lawned, with a paved patio and a side gate enhancing accessibility.

