



Walnut Close, Nuneaton CV10 0JB Asking Price £240,000

Nestled in the charming neighbourhood of Walnut Close, Nuneaton, this delightful semi-detached house offers a perfect blend of comfort and practicality. The property has been thoughtfully extended to enhance its living space, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the extended kitchen, which boasts ample space for culinary creations and family gatherings. This area is designed to be both functional and stylish, catering to the needs of modern living.

The property features three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The shower room is conveniently located, ensuring ease of access for all family members. One of the standout features of this home is the lovely conservatory, which floods the space with natural light and provides a serene spot to enjoy the garden views throughout the seasons. For those with vehicles, the property offers parking for up to three cars, a valuable asset in today's busy world.

In summary, this semi-detached house on Walnut Close is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.



Entrance

Via double glazed entrance door leading into:

Entrance Vestibule

With door into:

Lounge/Dining Room

6'7" x 12'10" (2.00m x 3.92m)

Double glazed window to front, living flame effect gas fire set in feature surround and marble effect hearth, two radiators, telephone point, TV point, coving to textured ceiling, stairs to first floor landing, double glazed French double doors to Conservatory and door to:

Kitchen/Breakfast Room

18'6" x 8'10" (5.63m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated wine cooler, fridge/freezer, dishwasher and washing machine, eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, skylight, radiator, ceramic tiled flooring, sunken spotlights, double glazed door to garden and door to under-stairs storage cupboard.

Conservatory

Being of Upvc and brick construction with glass room, double doors to garden.

Landing

Textured ceiling, access to boarded loft with pull down metal ladder, door to cupboard housing combination boiler serving heating system and domestic hot water, doors to:

Bedroom

11'11" x 9'10" (3.62m x 2.99m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

Bedroom

11'11" x 9'10" (3.63m x 2.99m)

Double glazed window to rear, radiator, coving to textured ceiling.

Bedroom

8'6" x 9'5" (2.59m x 2.87m)

Double glazed window to front, radiator, coving to textured ceiling.

Shower Room

Fitted with a two piece suite with double shower area, vanity wash hand basin with cupboards under, drawers and mixer tap and heated towel rail, extractor fan, obscure double glazed window to rear.

Separate WC

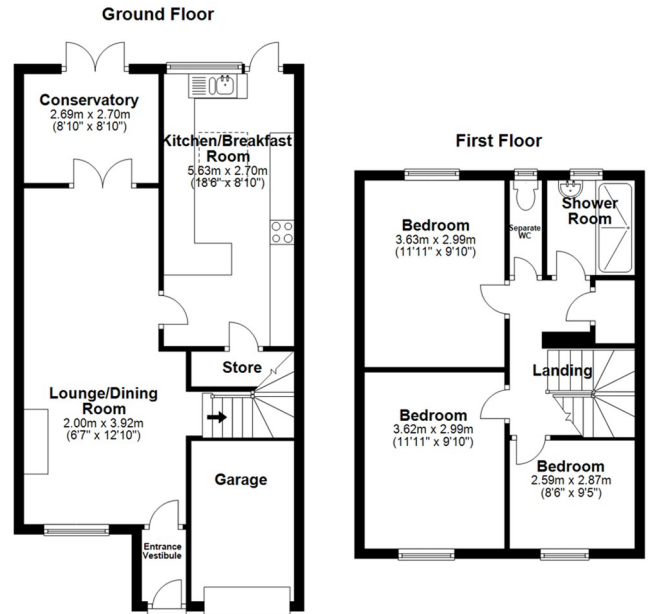
Obscure double glazed window to rear, close coupled WC.

Outside

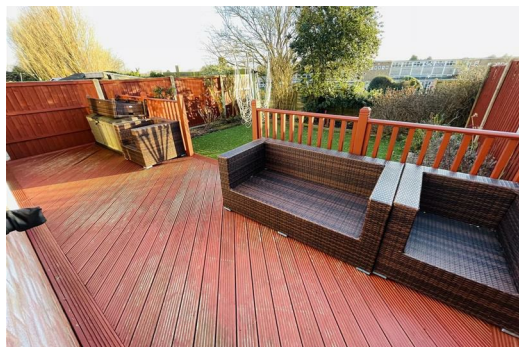
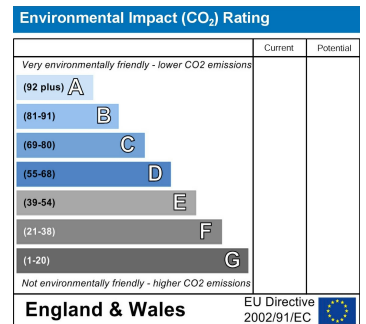
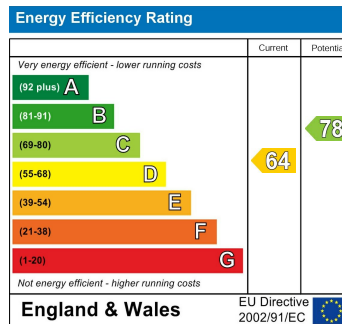
To the rear is an enclosed easy to maintain garden with timber decking patio and astro-turf lawn, side pedestrian access leading to front where there a tarmac driveway providing parking for two cars, access to entrance and:

Garage

Up and over door. power and light.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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