



**26 Triton Road, Caldewell  
Nuneaton CV11 4RA  
Asking Price £260,000**

Nestled on the charming Triton Road in Caldewell, this nearly new semi-detached house, built in 2022, presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms, this property is ideal for families or professionals looking for a comfortable living space. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property features a contemporary bathroom, thoughtfully designed to meet the needs of modern living.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a significant advantage in today's busy world. The location on Triton Road is not only convenient but also offers a sense of community, making it an appealing choice for those looking to settle in a friendly neighbourhood with views over the Coventry Canal.

This semi-detached house combines modern living with practicality, making it a perfect choice for anyone looking to enjoy the benefits of a new build in a desirable area. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.





### Entrance

Via canopy porch leading into:

### Entrance Hall

Double radiator, wooden laminate flooring, telephone point, stairs to first floor landing with spindles, doorsto:

### Kitchen

10'1" x 9'10" (3.08m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to front, wall mounted gas combination boiler serving heating system and domestic hot water.

### Lounge/Dining Room

12'2" x 16'8" (3.71m x 5.09m)

Double glazed window to rear, two radiators, telephone point, TV point, double glazed French double doors to garden, door to Storage cupboard,

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback, radiator.

### Landing

Access to loft space, doors to:

### Bedroom

7'7" x 13'4" (2.31m x 4.07m)

Two double glazed windows to front, radiator, telephone point, TV point, door to Storage cupboard.

### Bedroom

10'0" x 10'0" (3.04m x 3.04m)

Double glazed window to rear, radiator, TV point.

### Bedroom

10'0" x 6'4" (3.06m x 1.92m)

Double glazed window to rear, radiator, TV point.

### Bathroom

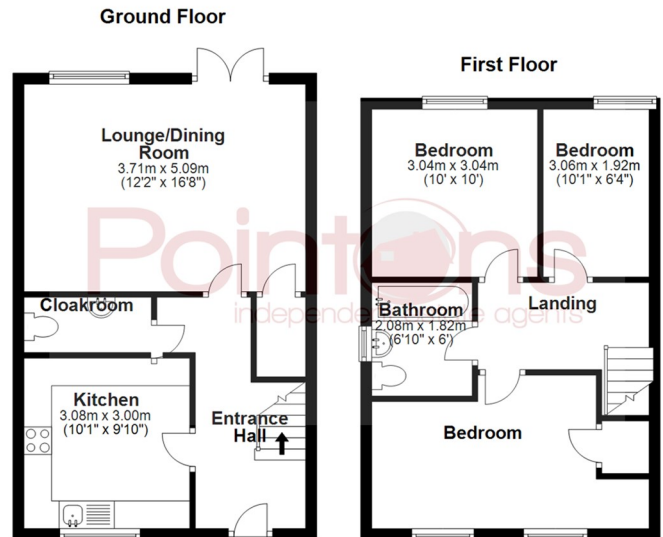
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double window to side.

### Outside

To the rear is an enclosed garden mainly laid to lawn with patio area. To the front is a block-paved driveway providing off road parking.

### General Information

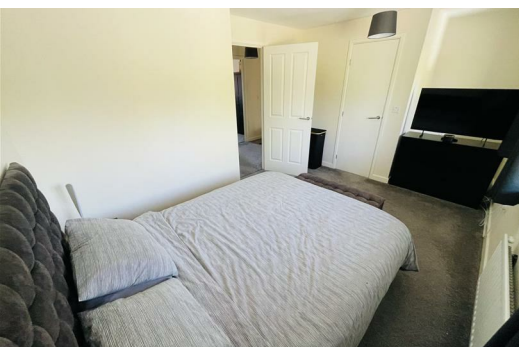
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is Band C payable to Nuneaton & Bedworth Borough Council A service charge of £38.17pcm is payable to for estate maintenance.



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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