



Homelands Ansley Common, Nuneaton
Nuneaton



£895,000



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Nuneaton, Nuneaton

Luxury detached family home in Nuneaton outskirts, blending tranquillity with connectivity. Open field views, spacious rooms, modern kitchen, master suite, garden, and potential for expansion. Council Tax band: E

Tenure: Freehold

- Detached Four-bedroom family home.
- Electric gated courtyard with ample parking for numerous vehicles
- Stunning views of open fields.
- Expansive lounge with log burner and French doors to conservatory.
- Stylish 'L' shaped kitchen/breakfast room with granite worktops and island.
- Spacious orangery with full-height glazing and garden access.
- Luxurious master suite with bath and separate shower.
- Large private rear garden with patio, decking, and lawn.
- Double garage with internal access plus ample driveway parking.
- Semi-rural location with direct rail links to London, Coventry & Birmingham.



Entrance Hallway

13' 1" x 8' 2" (4.00m x 2.50m)

A striking entrance with ample natural light, setting a grand tone for the home.

Guest W.C.

4' 11" x 3' 11" (1.50m x 1.20m)

Conveniently located near the entrance, featuring modern fixtures.

Study

11' 6" x 9' 10" (3.50m x 3.00m)

Versatile space currently used as a home office; suitable as a snug or fifth bedroom.

Living Room

18' 1" x 14' 9" (5.50m x 4.50m)

Spacious reception area with a charming brick fireplace and log burner, offering dual aspect views and access to the conservatory.

Orangery

13' 1" x 11' 6" (4.00m x 3.50m)

Bright haven with full-height glazed walls and a pitched glass roof, overlooking the rear garden.

Dining Room

13' 1" x 11' 6" (4.00m x 3.50m)

Family-sized space with internal French doors to the lounge and access to the rear patio, ideal for entertaining.

Kitchen

16' 5" x 13' 1" (5.00m x 4.00m)

Contemporary 'L' shaped kitchen featuring warm-toned wood cabinets, black granite countertops, central island with breakfast bar, and integrated appliances.

Utility Room

9' 10" x 6' 7" (3.00m x 2.00m)

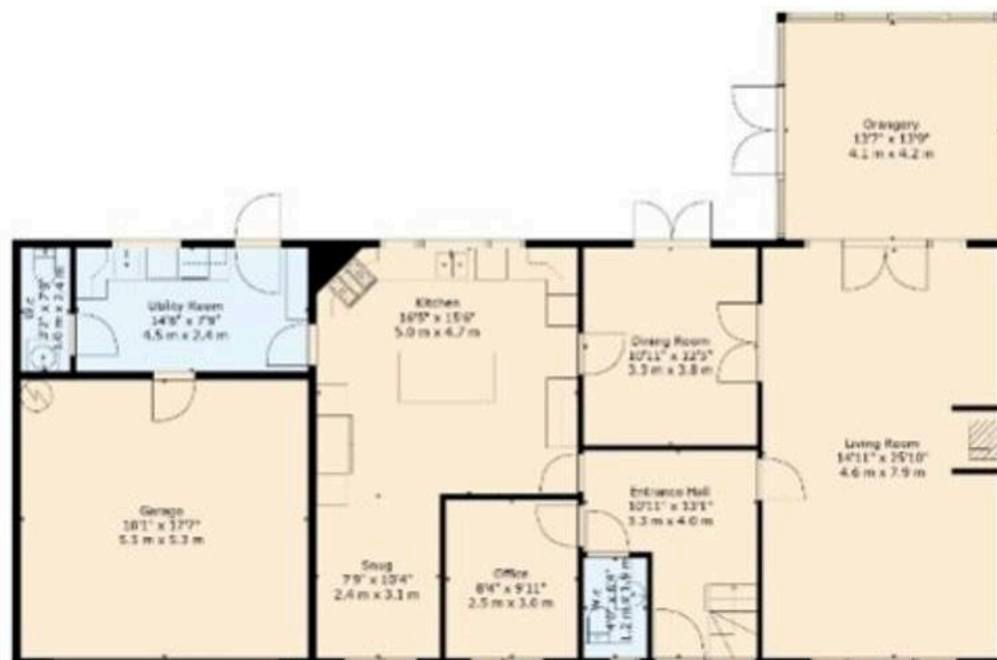
Substantial utility space with extensive units, inset sink, laundry area, additional guest W.C., and access to the double garage.







Floor 2



Floor 1

TOTAL: 2914 sq. ft, 271 m²
FLOOR 1: 1444 sq. ft, 134 m², FLOOR 2: 1470 sq. ft, 137 m²
EXCLUDED AREAS: GARAGE: 318 sq. ft, 30 m², OPEN TO BELOW: 53 sq. ft, 5 m², LOW CEILING: 69 sq. ft, 7 m²
WALLS: 217 sq. ft, 18 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.





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