



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£325,000

32 Farriers Way, Crow Hill, Nuneaton CV11 6UZ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Spacious, two bed, DETACHED bungalow in a desired location. This Bungalow is packed with space, benefits from a LARGE GARAGE and driveway for two cars. A bright and spacious CONSERVATORY extends your living area, perfect for soaking up the sunshine with a cup of tea and watching the local wildlife in the well maintained, beautiful garden. The two well-proportioned bedrooms and very generously sized living room provide comfortable living space. This delightful bungalow is perfect for those seeking a peaceful and comfortable haven in a friendly cul-de-sac location.

Tenure: Freehold
Council tax Band: D
EPC: C

Porch 5'4" x 3'4" max (1.64 x 1.04 max)



Smart entrance to the front of the property with a cupboard for storage.

Living Room 20'2" x 14'1" max (6.16 x 4.31 max)



Very Spacious Living room with Two bay windows offering plenty of natural light.

Kitchen 11'4" x 8'11" max (3.46 x 2.73 max)



Good sized Kitchen area with plenty of scope for development options.

Dining Room 11'1" x 8'11" max (3.39 x 2.74 max)



Separate Dining room area with big window offering views to the rear garden of the property.

Conservatory 13'5" x 6'2" max (4.11 x 1.89 max)



Conservatory added to the rear of the property, perfect for a summers day with access to the garden.

Bathroom 7'2" x 5'6" max (2.20 x 1.69 max)



Nice sized bathroom with options to develop, space for a Bath Tub with shower above or potentially create a wet room.

Master Bedroom 10'11" x 10'9" max (3.35 x 3.30 max)



Good sized Master Bedroom with built in storage and view to the front of the property.

Bedroom 2 10'11" x 9'7" max (3.33 x 2.93 max)



L-Shaped second bedroom with view to the garden area to the rear of the property.

Double Garage 17'2" x 16'3" max (5.24 x 4.96 max)



Large Double Garage space offering lots of storage space and potential to convert into Annex or home working space.

Garden



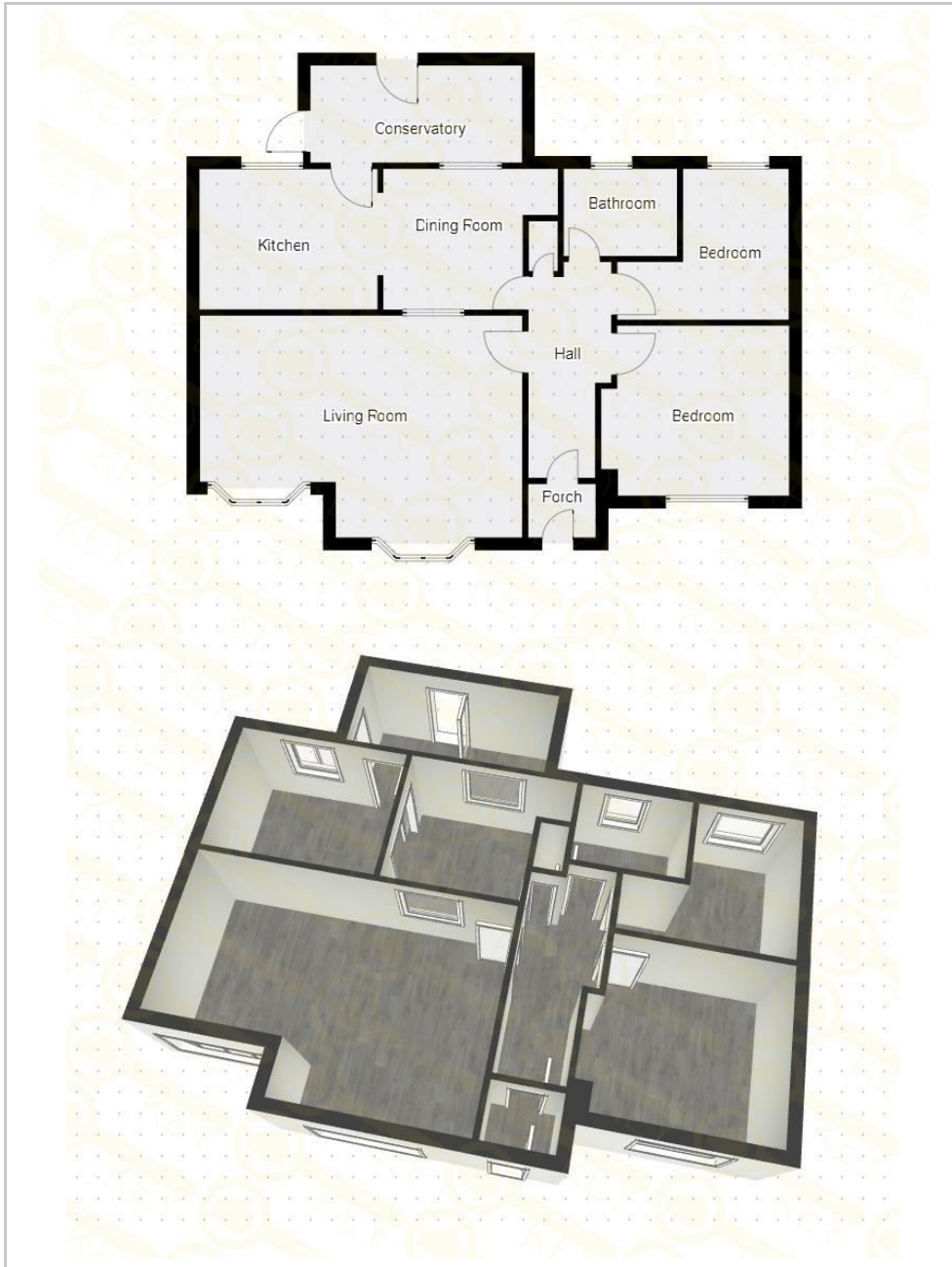
Good sized garden area to the rear of the property with good lawn space, patio and access to the garage. Well maintained and low maintenance.

Agents Notes

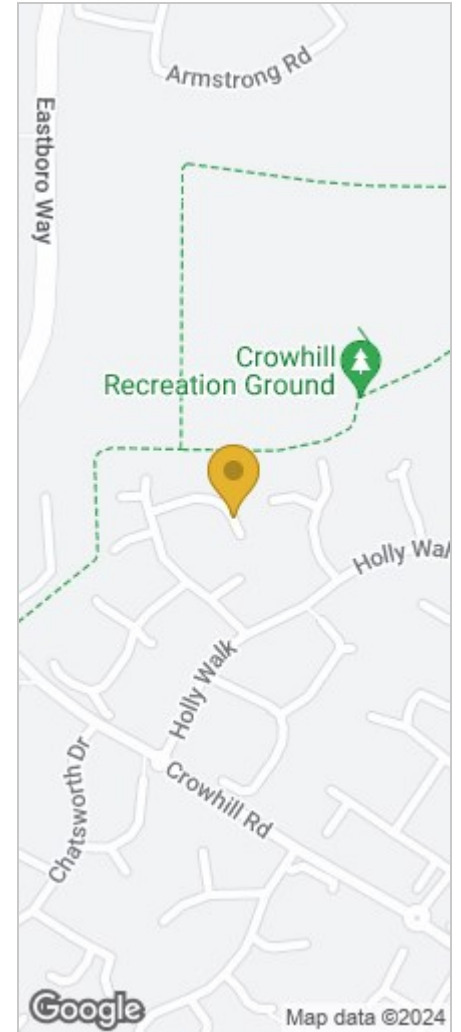
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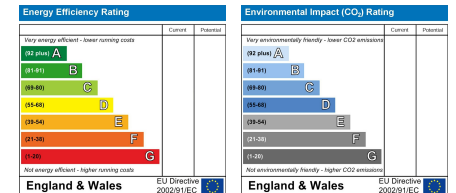
Floor Plan



Area Map



Energy Efficiency Graph



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