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# For Sale

Tel: 024 7635 7645



**£340,000**

23 Wallingford Avenue, St Nicolas Park, Nuneaton CV11 6DQ



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Introducing this stunning detached house located in the desirable area of St Nicolas Park, Nuneaton. This family-friendly property boasts a range of features including a convenient downstairs WC, a spacious garden perfect for children to play in, and the potential for a 4th bedroom if needed. The converted garage provides extra flexibility for your household needs.

You'll never have to worry about parking with a driveway that can accommodate 2 cars just outside your front door. The property is in good condition, ready for you to move in and make it your own.

Situated in the catchment area for the highly regarded Higham Lane School, this location is perfect for families looking for top-rated education options. With good transport links nearby, commuting to work or exploring the surrounding area is a breeze.

Enjoy the peace and tranquility of St Nicolas Park while being just a short distance from all the amenities you could need. Don't miss out on this fantastic opportunity - book a viewing today and see for yourself the potential this property has to offer. Home is where your family gathers, and this property is waiting to be filled with love and laughter.

Council Tax Band: D

EPC: D

Tenure: Freehold

### Entrance



Lovely detached property with driveway for two cars and good sized front lawn area.

### Living Room 14'2" x 11'10" max (4.32 x 3.62 max)



Large living room with a unconventional bay window with views over the front lawn and driveway. Nicely decorated living space with so much potential to add your twist/ style.

### Kitchen 10'4" x 9'5" max (3.15 x 2.88 max)



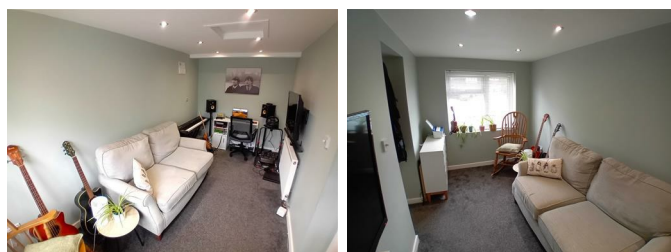
Good sized kitchen area with built in Oven, Hob, Extractor and plenty of work space. Large window with views to the rear garden area making it a well lit room.

### Dining Room 10'2" x 8'9" max (3.10 x 2.68 max)



Dining room adjacent to the living room in an open plan styled room with French Doors opening out to the rear garden and patio area. Potential to convert room into a cozy Snug or reading area.

### Play Room 15'7" x 7'3" max (4.76 x 2.21 max)



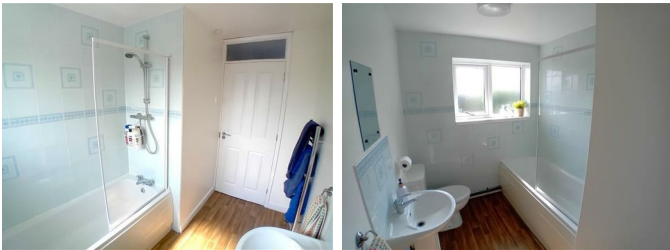
Converted garage space currently used as a play room but could be used as a single fourth bedroom if needed.

**Downstairs W/C 5'9" x 2'8" max (1.77 x 0.83 max)**



Downstairs toilet and basin with a nice frosted window to side of the property.

**Bathroom 8'11" x 6'3" max (2.73 x 1.93 max)**



Good sized family bathroom with plenty of potential for development to wet room or roll top bath.

**Master Bedroom 14'6" x 8'11" max (4.43 x 2.74 max)**



Large double bedroom with ample space for freestanding wardrobes or potential to have built in wardrobes and drawers. Window view to the rear garden area.

**Bedroom 2 11'11" x 10'2" max (3.65 x 3.11 max)**



Good sized double room, currently used for children's room however potential for a spare bedroom for relatives stopping over. Views to the front of the property.

**Bedroom 3 9'0" x 7'7" max (2.75 x 2.33 max)**



Single bedroom with built in wardrobe and cupboard space. Window view to the front of the property.

**Rear Garden**



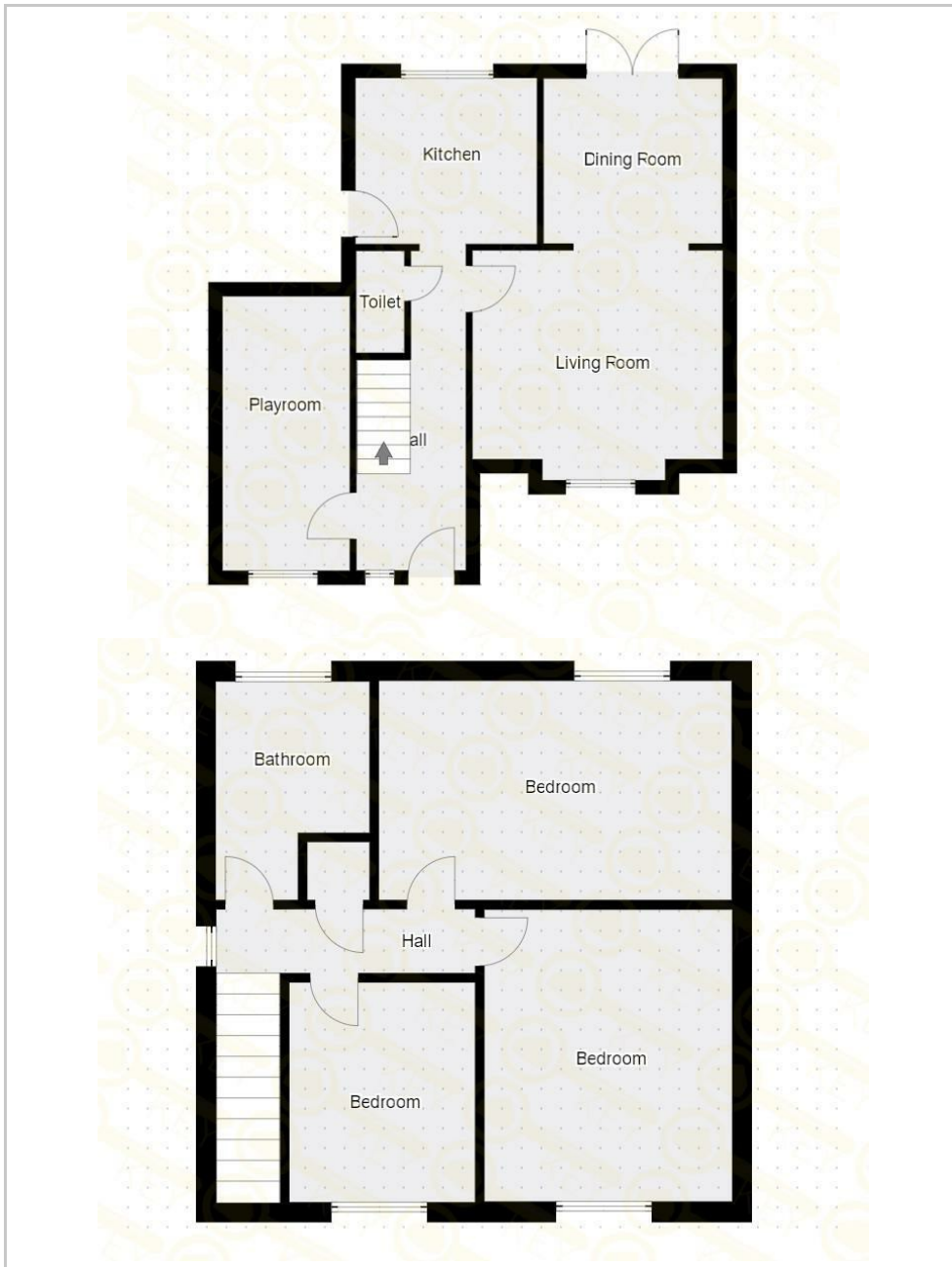
Large garden and patio area located to the rear of the property with a small garden shed for extra storage. Perfect for a family with young children who like to spend time outside.

**Agents Notes**

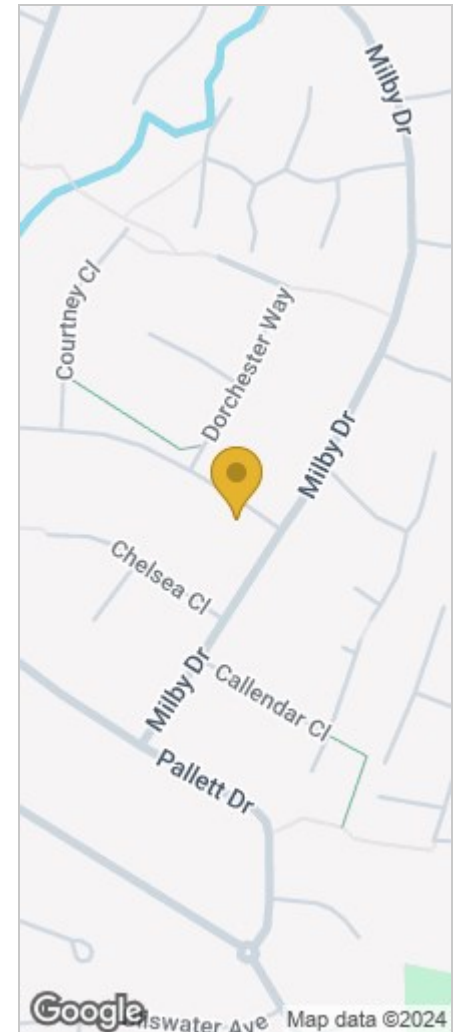
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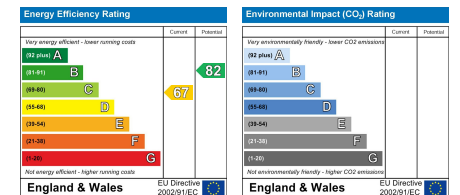
## Floor Plan



## Area Map



## Energy Efficiency Graph



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