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£245,000

3 Malvern Avenue, Stockingford, Nuneaton CV10 8NJ



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LOVELY FAMILY HOME! Introducing this spacious 3-bedroom semi-detached home in the quiet location of Malvern Avenue. The property features a modern kitchen, inviting dining area, and sunlit conservatory and provides ample room for family gatherings and entertaining guests. Upstairs, three generously sized bedrooms and a large family bathroom offer comfort and convenience. The garden is a good size and offers both plenty of patio space for patio furniture and summer BBQs whilst the lawn offer a great space for children to play!

Enjoy the convenience of off-street parking with a driveway that can accommodate two cars, plus a garage for added storage.

Located within walking distance of Seewood Pool and Arbury Hall, this home offers a peaceful and idyllic setting. Enjoy easy access to local amenities, schools, and transportation options, making it a great home for families seeking a comfortable and convenient lifestyle.

Council Tax Band: C
EPC : C
Tenure: Freehold

Entrance



Driveway and front garden lead up to entrance where you are greeted by a good sized hallway

Living/ Dining Room 26'6" x 13'10" max (8.10 x 4.23 max)



A really generously sized living and dining area with plenty of room for a large sofa, TV, big dining table and chairs with space to spare!

Kitchen 14'3" x 7'8" max (4.35 x 2.36 max)



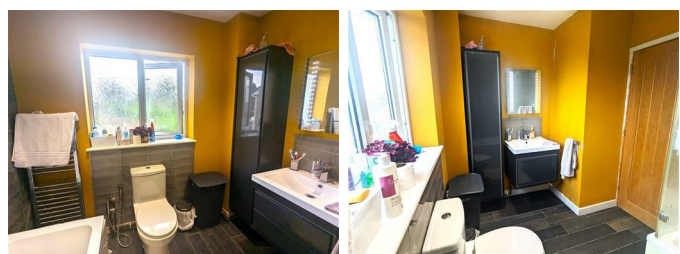
Lovely, stylish kitchen with spotlights making the archways a great feature. Recently refitted with modern cabinets and worktops and patio door out to the garden letting in floods of daylight

Conservatory 11'11" x 8'0" max (3.64 x 2.46 max)



Looking out onto the large garden, a great, sunny spot to enjoy a cup of tea and a chill out

Bathroom 7'10" x 6'11" max (2.41 x 2.13 max)



Generous family bathroom with a modern, bright twist

Master Bedroom 14'6" x 8'1" max (4.43 x 2.47 max)



Large master room with built in storage and plenty of room for a king sized bed and a cot if required!

Bedroom 2 11'11" x 6'10" max (3.65 x 2.09 max)



Another generously sized second bedroom with built in storage and space for a double bed and extra furniture.

Bedroom 3 10'9" x 6'11" max (3.30 x 2.13 max)



Good sized and cosy, single room that could double as an office space or childrens bedroom

Rear Garden



Ideal for families with children. The garden has a great balance between lawn space and a patio area for entertaining guests.

Agent Notes

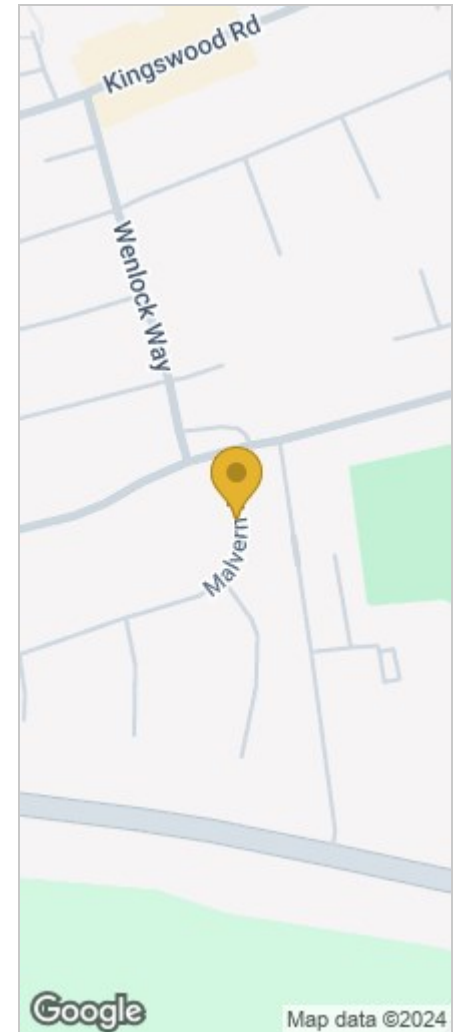
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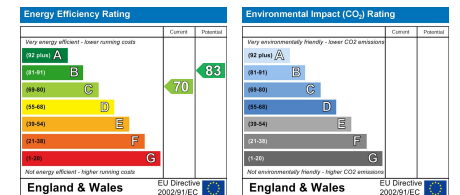
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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KEY Estate Agents

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