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For Sale

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£240,000

Burnaby Close, Whittleford, Nuneaton



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Extended Three-Bedroom Home in Peaceful Cul-de-Sac – Burnaby Close, Whittleford

Tucked away in a quiet cul-de-sac off Frensham Drive, this beautifully extended three-bedroom property offers spacious and stylish family living in a sought-after Whittleford location. Perfectly positioned close to local schools, and green spaces, Burnaby Close is ideal for families, professionals, or anyone seeking a welcoming home.

Step through the roomy front porch — perfect for storing coats, shoes, and bags — into a warm and inviting lounge diner, featuring a charming bay window and smartly panelled feature wall. Patio doors open directly onto the private rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow.

The extended, contemporary kitchen boasts sleek white gloss units, high-end black worktops, a built-in fridge freezer, double oven, induction hob, and a handy breakfast bar.

Upstairs, the home offers two generously sized double bedrooms and a versatile single room ideal as a nursery, office, or guest room. The stylish bathroom is fitted with a large walk-in shower, waterfall shower head, modern sink, and chic tiled finishes.

Outside, the low-maintenance landscaped rear garden is fully enclosed —ideal for children and pets—with a raised lawn, shed, stepping stones, and a spacious patio perfect for entertaining. The property also benefits from a paved driveway for at least two cars.

Located within walking distance of several parks and schools including St Paul's C of E Primary, The Academy, and Hartshill School, this is a home that truly delivers on comfort, convenience, and lifestyle.

Council Tax Band: B

EPC: D

Tenure: Freehold

Entrance

Paved Driveway for two cars leads up to the welcoming front porch.

Porch

4'1" x 6'2" (1.27 x 1.88)

Welcoming and roomy porch perfect for storing shoes, coats and bags before entering the lounge.

Lounge & Dining Area

22'4" x 16'11" (max) (6.83 x 5.17 (max))

A beautiful and spacious area with smartly panelled feature wall, patio doors looking out onto the garden and bay window letting in ample amounts of daylight. The perfect spot to relax and unwind.

Kitchen

19'2" x 8'0" (5.86 x 2.45)

Modern, stylish and spacious kitchen with white, high gloss flooring and cabinets, built in fridge freezer, double oven, black worktops with induction hob. Plenty of space for any eager chef. Even benefits from a handy breakfast bar and views out into the garden.

Bathroom

5'11" x 6'3" (1.81 x 1.93)

Chic bathroom with large walk in shower, waterfall shower head, contemporary sink and toilet and tiled walls and floor for easy cleaning!

Master bedroom

11'11" x 8'11" (3.64 x 2.74)

Fantastically sized double room with space for double bed, bedside tables and a decent sized wardrobe with space to spare!

Second Bedroom

9'6" x 10'7" (2.92 x 3.248)

Another generous double room with plenty of space for a double bed and any additional furniture required and views out onto the garden.

Third Bedroom

8'10" x 7'8" (2.71 x 2.35)

A lovely single room perfect as a nursery, office or guest room. With the additional feature of a paneled wall.

Garden

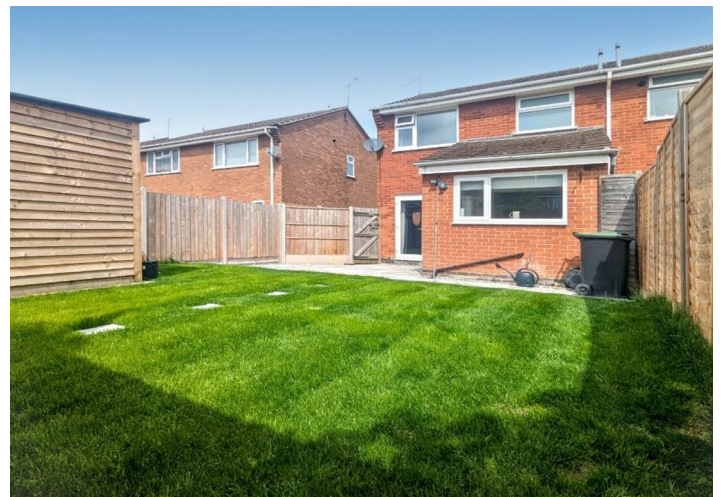
Good sized, landscaped and low maintenance garden with fencing creating a secure spot for dog owners. Raised lawn with stepping stones, shed and a large paved area perfect for entertaining guests and sitting out in the sunshine.

Rental Yield

£1200 pcm

Agents Notes

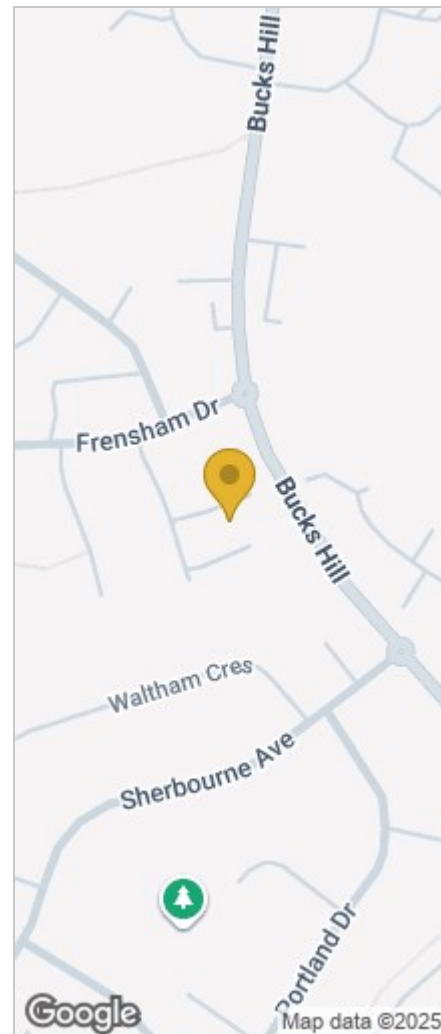
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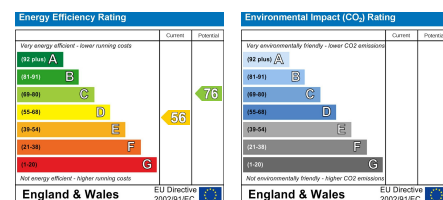
Floor Plan



Area Map



Energy Efficiency Graph



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