

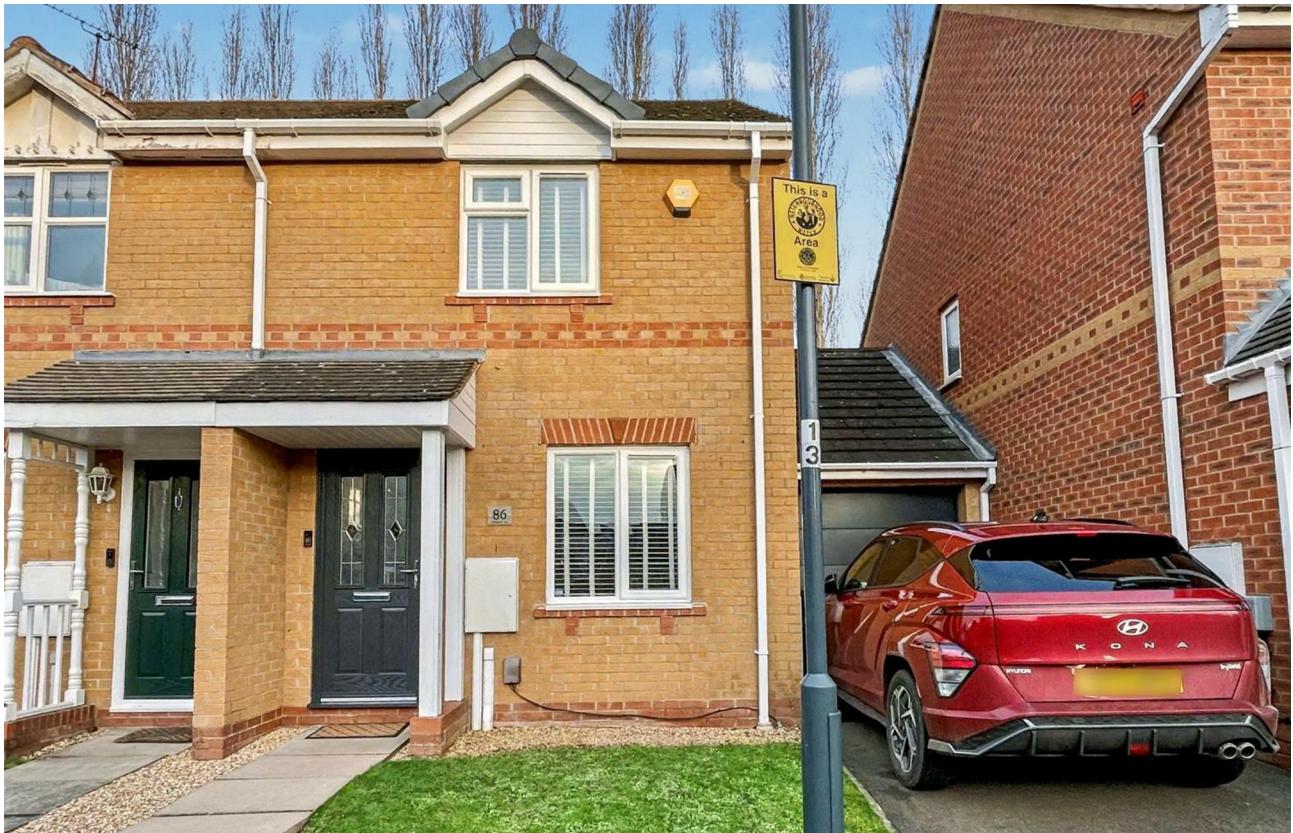


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For Sale

Tel: 024 7635 7645



£200,000

86 Penshurst Way, Maple Park, Nuneaton CV11 4XN



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86 Penshurst Way

Maple Park, Nuneaton CV11 4XN

£200,000



Pleasantly situated within a quiet cul-de-sac location, this is an excellent opportunity to acquire an exceptionally well-presented modern freehold semi-detached residence. Ideally suited to discerning first-time buyers, downsizers, or investors, this attractive home truly must be viewed internally to be fully appreciated.

Positioned within the popular and well-regarded Maple Park development, the property enjoys the benefit of a garage, driveway parking, and a good-sized private rear garden.

The accommodation briefly comprises, canopy porch leads into an entrance vestibule with stairs off to the first floor. Lounge with access leading into a spacious dining kitchen fitted with a comprehensive range of modern base, drawer, and wall units with ample work surfaces. Includes a built-in oven and hob, with room for further appliances and dining furniture. Rear garden access.

To the first floor is a landing, two double bedrooms, bedroom 1 having a range of built-in wardrobes, a well appointed refitted bathroom having a white three-piece suite.

Outside there is a lawned fore-garden with driveway providing off-road parking and access to the garage with rear pedestrian access from the garden. the rear garden is good sized fully enclosed, and not directly overlooked. Benefits from a spacious block-paved patio area ideal for outdoor dining and relaxation.

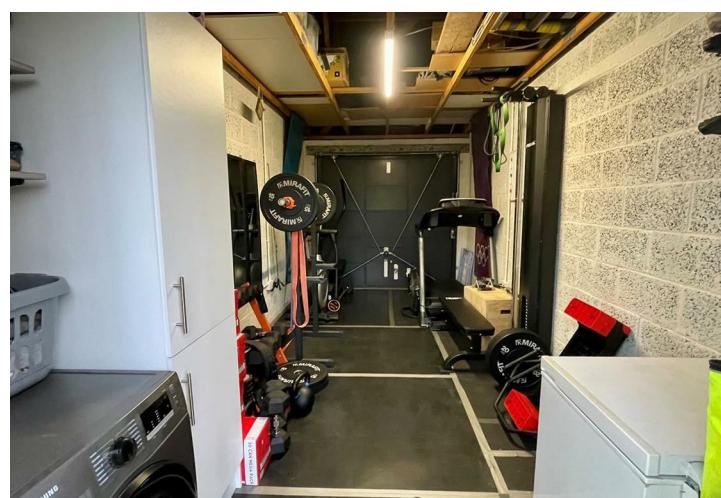
Overall, this is a superb property in a highly sought-after location, offering stylish accommodation, excellent outdoor space, and convenient parking. Early viewing is strongly recommended.

Dimensions -

**Lounge - 13'10 x 12'8 max
Dining Kitchen - 12'6 x 9'4
Bedroom 1 - 12'10 x 9'3
Bedroom 2 - 9'6 x 8'4**

Garage - 18'3 x 8'6

- Quiet cul-de-sac position within the highly sought-after Maple Park development**
- Exceptionally well-presented modern freehold semi-detached home**
- Ideal for first-time buyers, downsizers or investors**
- Spacious dining kitchen with a comprehensive range of units and a built-in oven & hob**
- Stylish re-fitted bathroom with modern white suite**
- Driveway providing off-road parking plus garage with rear pedestrian access**
- Attractive, fully enclosed rear garden, not directly overlooked, featuring a large block-paved patio**
- Internal inspection highly recommended**
- Council tax band - B**
- EPC - C**



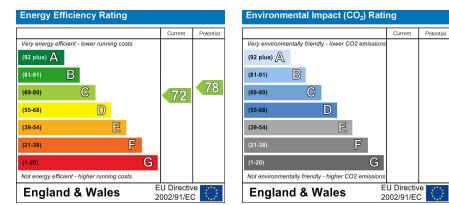
Floor Plan



Area Map



Energy Efficiency Graph



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2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
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