

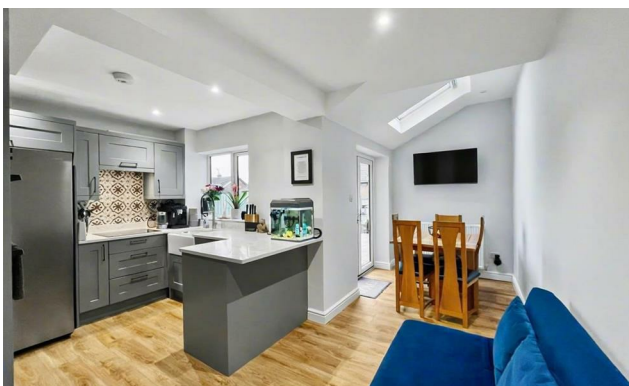


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For Sale

Tel: 024 7635 7645



£290,000

83 Wiclif Way, Nuneaton CV10 8NF



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83 Wiclif Way

Nuneaton CV10 8NF

£290,000



- Considerably extended freehold semi-detached residence
- Spacious 23ft lounge/dining room
- Impressive breakfast kitchen with integrated appliances
- Well-appointed family bathroom with separate shower cubicle
- Landscaped, low-maintenance rear garden with patio & detached brick garage

- FOUR DOUBLE BEDROOMS
- Separate study ideal for home working
- Utility room plus ground floor shower room/WC
- Block paved driveway providing parking for several vehicles
- Epc - to follow.

Here is an excellent opportunity to acquire a superbly presented and considerably extended freehold semi-detached residence, boasting FOUR DOUBLE BEDROOMS.

Internal inspection of this fine home is absolutely essential to fully appreciate the deceptively spacious and well-presented accommodation on offer, which is ideally suited to growing families.

The property briefly comprises an entrance hallway, a useful study ideal for home working, and a superb full-depth lounge/dining room measuring approximately 23ft in length, creating a fantastic space for both everyday living and entertaining.

The impressive breakfast kitchen is fitted with a comprehensive and attractive range of units incorporating a double built-in oven, hob, extractor, integrated dishwasher, and Belfast-style sink unit. French patio doors lead out to the garden area, enhancing the sense of space and natural light. A further practical addition is the separate utility room, which in turn provides access to a ground floor shower room/WC.

To the first floor, a spacious landing serves four double bedrooms, along with a well-appointed family bathroom featuring a separate shower cubicle.

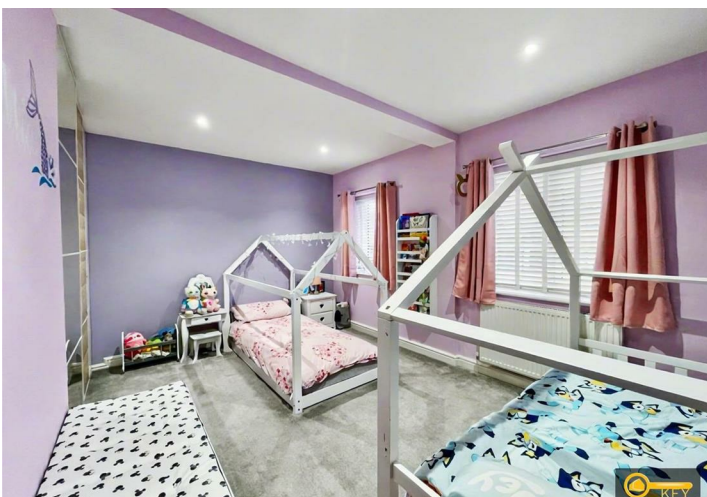
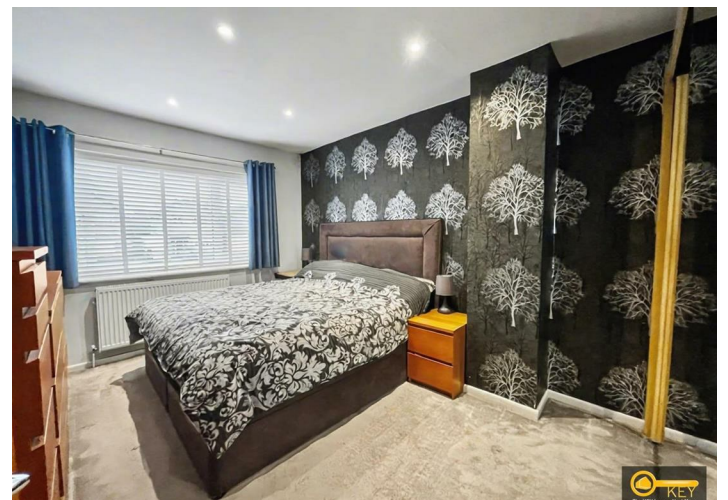
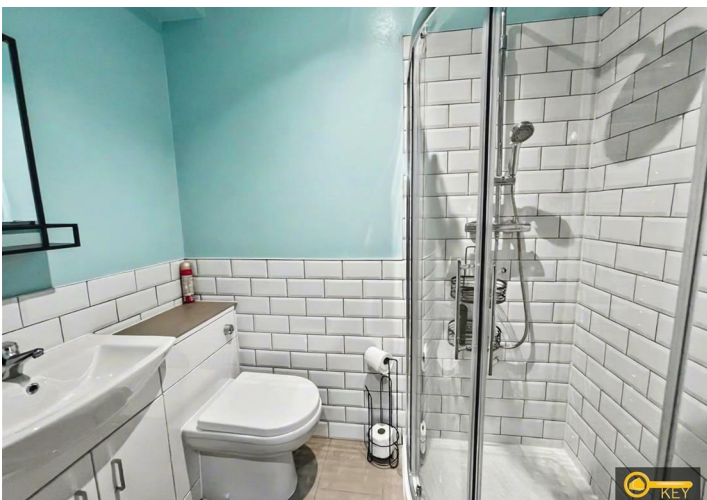
Outside, a block paved driveway provides off-road parking for several vehicles. The rear garden is neatly landscaped, fully

enclosed, and designed with low maintenance in mind, enjoying a good-sized paved patio area ideal for outdoor dining. There is also the benefit of a detached brick-built garage.

Overall, this is a substantial and versatile family home in excellent condition, viewing is strongly advised.

Agent disclaimer

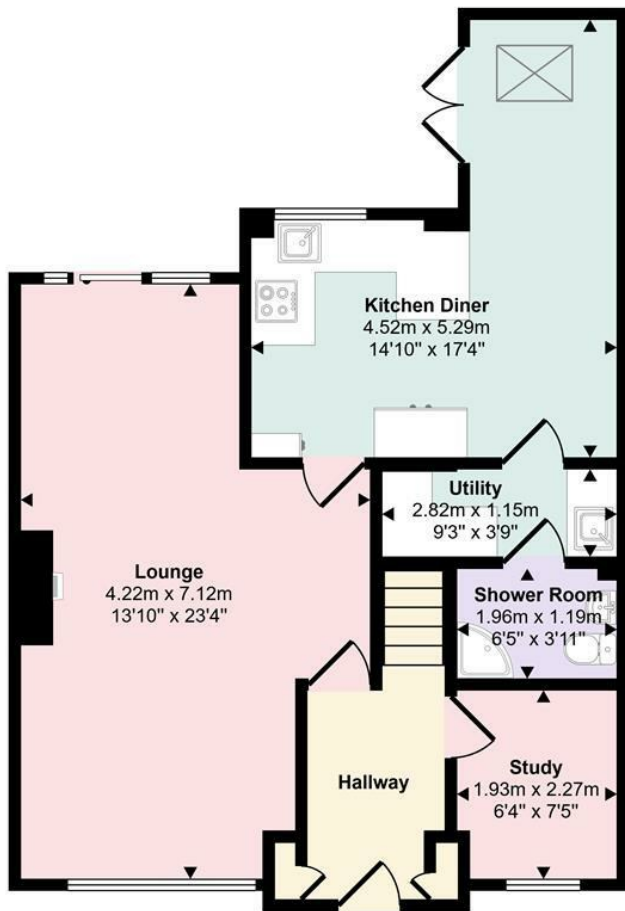
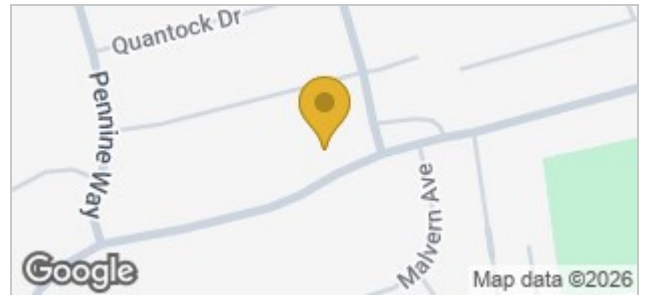
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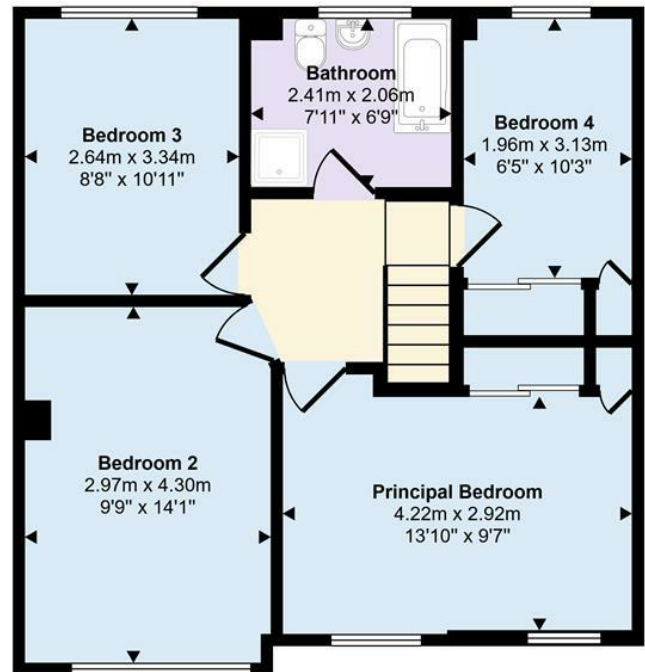
Floor Plan

Area Map

Approx Gross Internal Area
116 sq m / 1250 sq ft

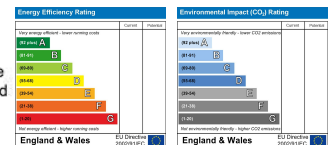


Ground Floor
Approx 60 sq m / 648 sq ft



First Floor
Approx 56 sq m / 601 sq ft

Energy Efficiency Graph



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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