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Property Services



38 Nailcote Avenue, Coventry, CV4 9GL

£380,000

SEMI DETACHED... THREE BEDROOMS... EXTENDED KITCHEN AND DINING ROOM... RURAL VIEWS TO THE REAR... BEAUTIFUL THROUGHOUT... CLOSE TO COUNTRYSIDE WALKS... SUMMERHOUSE... OFF ROAD PARKING AND A GARAGE... SOUGHT AFTER ROAD. Located on the sought after road of Nailcote Avenue, Coventry, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the extended kitchen and separate dining room, which provides wonderful areas for both cooking and entertaining. The property actually boasts two inviting reception rooms, allowing for versatile living arrangements. Whether you prefer a cosy lounge for relaxation or a formal sitting area for guests with a lovely log burner, this home caters to your needs. The beautifully manicured rear garden is a true highlight, offering a serene outdoor space to unwind and host family gatherings or indeed to grow some tasty home grown vegetables. Additionally, a summerhouse with a TV point enhances the garden's appeal, making it a perfect retreat for leisure and enjoyment - a quiet place for that gin and tonic.

For those with vehicles, the property includes off-road parking and a garage, ensuring convenience and security. The combination of these features makes this home not only practical but also a lovely place to live.

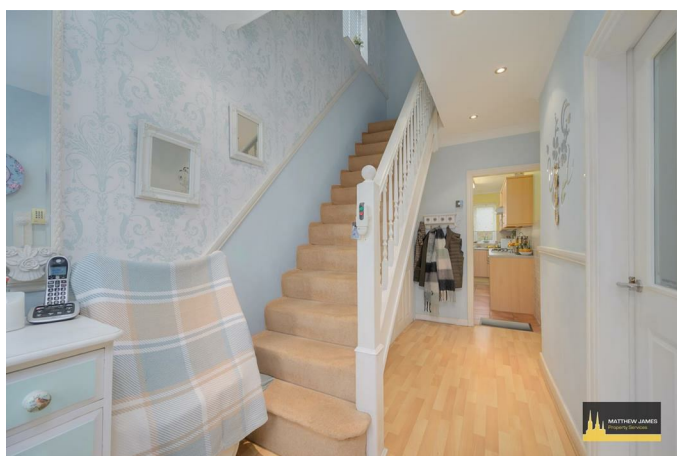
In summary, this semi-detached house on Nailcote Avenue is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location in Coventry. With its spacious interiors, beautiful garden, and ample parking, it is a property that truly deserves your attention. Could this be your next family home? Call us now to book your immediate viewing.

Front Garden



Laid mainly to block paving providing off road parking accessed via a dropped kerb, fenced and walled borders with pedestrian access to the rear garden, access to the garage and steps up lead to the :

Entrance Hallway



Having stairs leading off to the first floor, under stairs storage and doors leading off to:

Lounge

13'7 x 11'4 (4.14m x 3.45m)



Having a PVCu double glazed bay window to the front elevation, fitted blinds, dado rail and an inset log burner with hearth mantle and surround.

Extended Dining Room

19' x 10'11 (5.79m x 3.33m)



Being extended to the rear and having timber French doors with picture windows to the side, beautiful feature fireplace with inset real flame fire, hearth mantle and surround and dado rail to all walls.

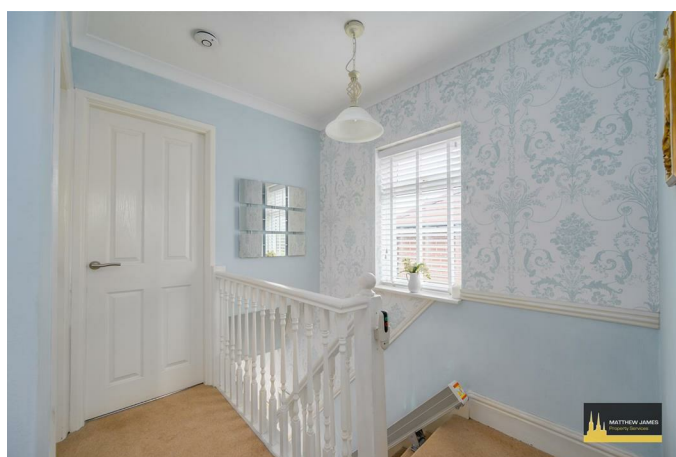
Extended Kitchen

15'1 x 6'8 (4.60m x 2.03m)



Having a PVCu double glazed window to the side and rear elevations, a range of wall, base and drawer units with roll top work surface over, integrated fridge, integrated freezer, integrated dishwasher, oven with four ring gas hob and extractor over, space and plumbing for a washing machine and tiling to all splash prone areas.

First Floor Landing



Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area (which has a drop down ladder, lighting and some boarding) and doors leading off to:

Bedroom One

13'7 x 11'8 (4.14m x 3.56m)



Having a PVCu double glazed window to the front elevation with fitted blinds and fitted wardrobe to the one wall.

Bedroom Two

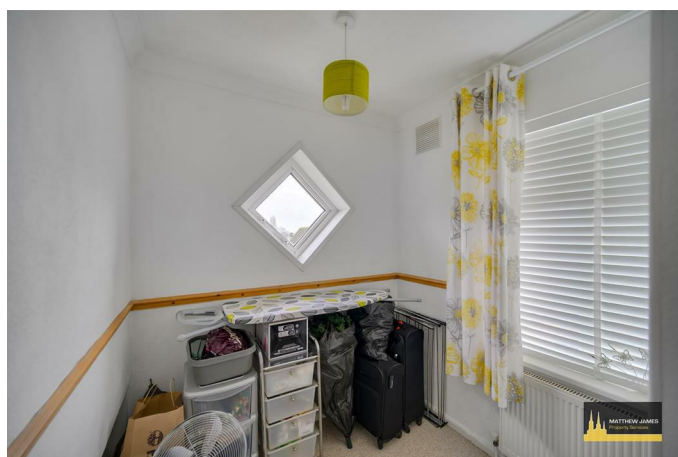
11'3 x 11'1 (3.43m x 3.38m)



Having a PVCu double glazed window to the rear elevation and fitted wardrobe to the one wall.

Bedroom Three

8'0 x 6'1 (2.44m x 1.85m)



Having a PVCu double glazed feature window to the front and side elevations and over stairs storage to the one wall.

Family Bathroom

6'9 x 6'6 (2.06m x 1.98m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton Jade two shower over, vanity wash hand basin with WC, airing cupboard, ladder style heated towel rail and modern tiling to all splash prone areas.

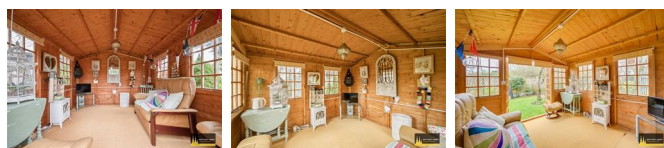
Rear Garden



Having a paved patio area and being beautifully manicured and being a garden of two parts. The first part is landscaped with lawn, beautiful trees, bushes and paved pathway leads to the second part of the garden which is perfect for those that like to grow their own fruit and vegetables. Could very easily be added to the first part of the garden and laid to lawn if required. There is also access to the:

Summer House

9'10 x 9'7 (3.00m x 2.92m)



Being of timber and glazed design with power, lighting and purposely installed TV aerial. Perfect place to chill and watch TV.

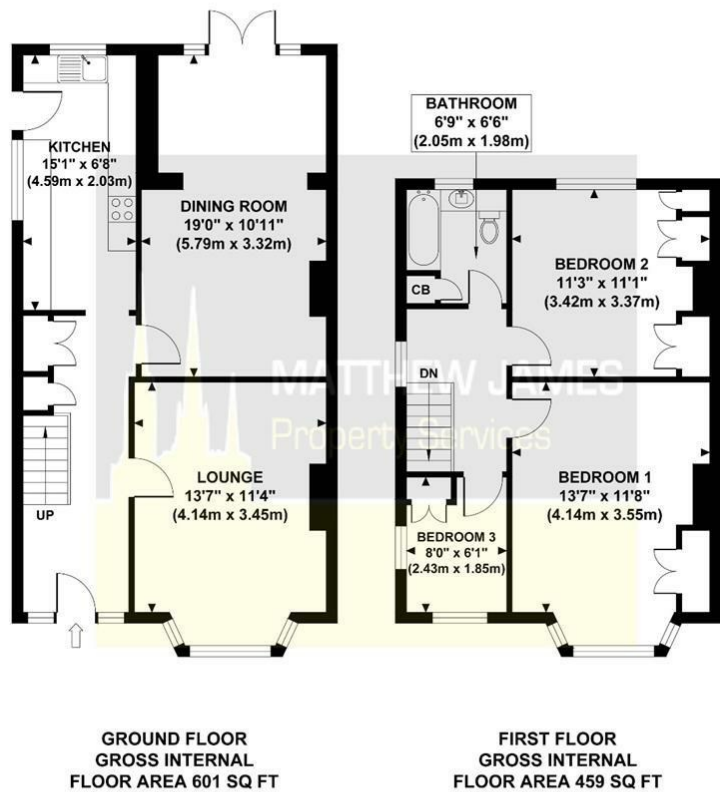
Garage

15'8 x 9'8 (4.78m x 2.95m)

Having a (newly installed) up and over door with power, lighting and further PVCu double glazed door and window to the rear elevation.

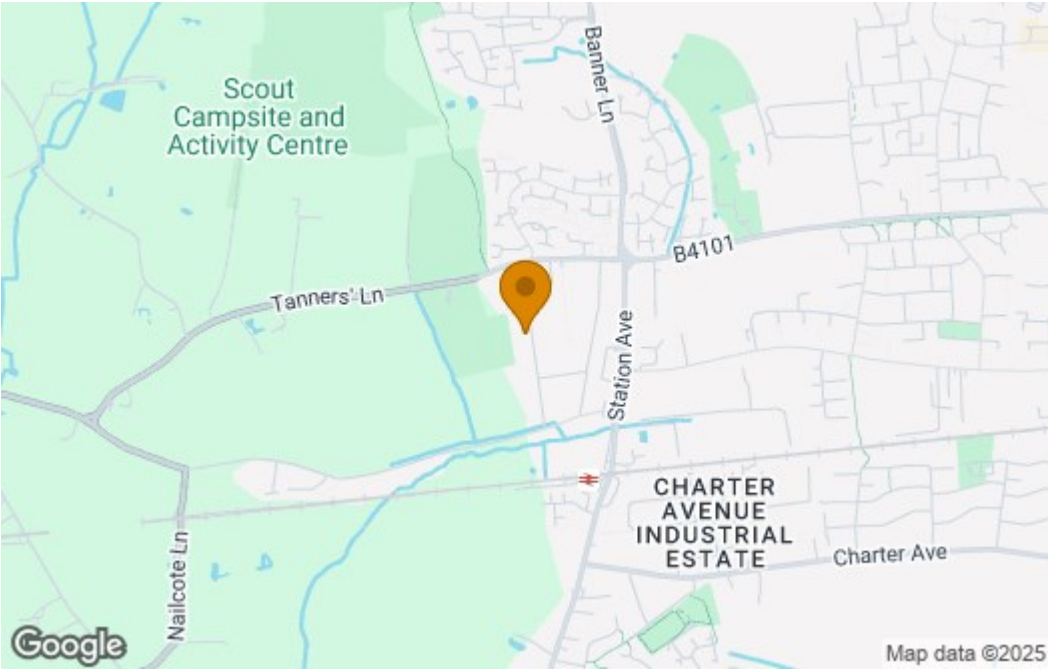
Floor Plan

38 NAILCOTE AVENUE
Approximate Gross Internal Area 1060 sq ft / 98.47 sq m

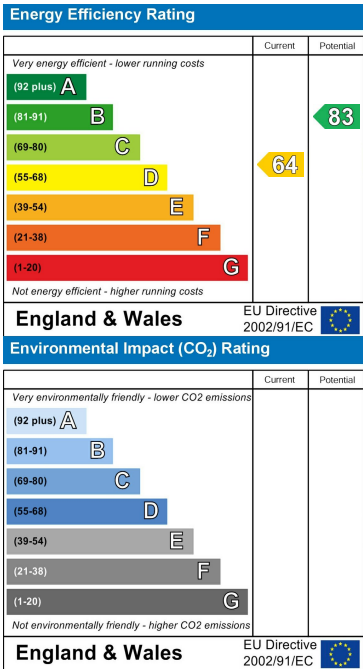


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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