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For Sale

Tel: 024 7635 7645



Offers Around £210,000

34 Gold Close, Maple Park, Nuneaton CV11 4XZ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

34 Gold Close

Maple Park, Nuneaton CV11 4XZ

Offers Around £210,000



- Deceptively spacious freehold semi-detached residence
- Ideal for first-time buyers, second-time movers, investors and downsizers
- Spacious lounge and generous dining kitchen
- Stylish refitted contemporary shower room
- Low-maintenance, fully enclosed rear garden with patio area and personal garage access
- Highly sought-after cul-de-sac location within Maple Park
- Gas central heating and uPVC double glazing throughout
- Two excellent double bedrooms with fitted wardrobes to the principal bedroom
- Driveway providing off-road parking and direct access to the garage
- Tenure - Freehold. Local Authority - NBBC. EPC rating - C. Tax Band - C.

Key Estate Agents are delighted to offer for sale this deceptively spacious, nicely presented and well-maintained freehold semi-detached residence, pleasantly situated within a quiet cul-de-sac on the highly sought-after Maple Park development. Ideally suited to discerning first-time buyers, second-time movers, investors and those looking to downsize, this superb home offers well-proportioned accommodation throughout and is ready to move straight into.

Benefiting from gas central heating, uPVC double glazing throughout and the added advantage of a garage, early internal inspection is highly recommended to fully appreciate all that this excellent home has to offer.

The accommodation briefly comprises a canopy entrance porch leading into a hallway with stairs off to the first floor. There is an attractive and well-proportioned lounge providing a comfortable living space, with access through to a spacious dining kitchen fitted with a comprehensive range of neatly appointed base, drawer and wall units, offering ample worktop space and plenty of room for family dining and entertaining.

To the first floor, the landing gives access to two generous double bedrooms, with the principal bedroom benefiting from a full-width range of fitted wardrobes. Completing the accommodation is a stylish refitted shower room, finished to a high standard with a contemporary suite.

Outside, the property enjoys a neatly maintained fore-garden together with a tarmac driveway providing off-road

parking and direct access to the garage via an up-and-over door. The rear garden is an excellent size, fully enclosed and designed for ease of maintenance, featuring a paved patio area ideal for outdoor entertaining together with personal rear access into the garage.

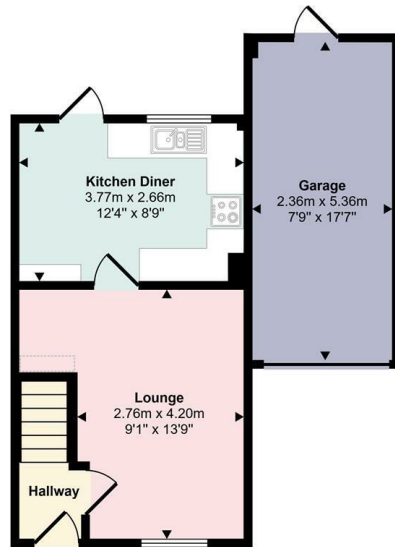
Overall, this is a superb home incorporating many pleasing features, situated in one of Nuneaton's sought after residential developments. Early viewing is strongly recommended.

Agents disclaimer

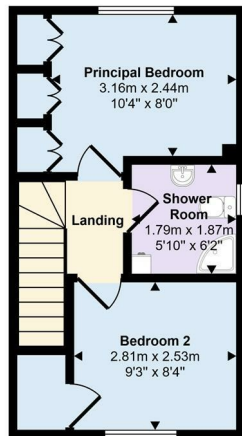
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



Floor Plan



Ground Floor
Approx 40 sq m / 432 sq ft

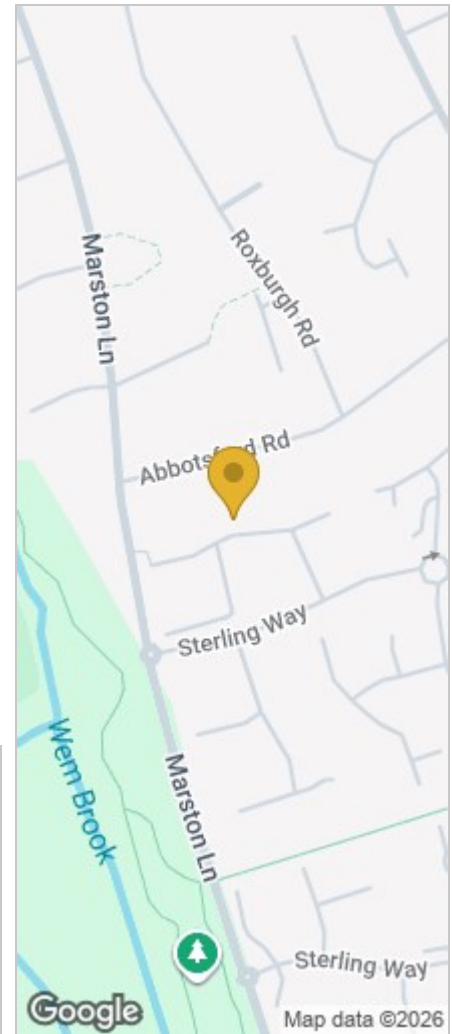


First Floor
Approx 27 sq m / 289 sq ft

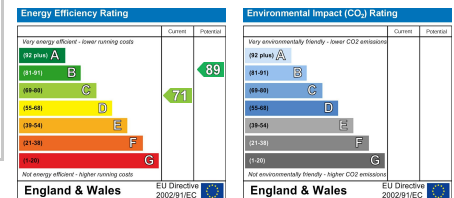
Denotes head height below 1.5m

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.

Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



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