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Old Forge Road

Fenny Drayton, Nuneaton, CV13 6BD

£1,350 PCM

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Nestled in the charming village of Fenny Drayton, this delightful detached house on Old Forge Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a peaceful retreat while still being close to local amenities.

Upon entering, you are welcomed by a generous entrance hall that sets the tone for the rest of the home. The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen is complemented by a practical utility room, ensuring that daily chores are a breeze.

This home boasts a refitted bathroom, and an additional convenient ground floor shower room, catering to the needs of a busy household. The thoughtful layout provides ample space for relaxation and privacy, making it an ideal sanctuary for all family members.

Outside, the property is equally impressive, with a double garage and parking for up to several vehicles, a rare find in a village setting. The surrounding area is tranquil, providing a serene backdrop for outdoor activities and family gatherings.

Entrance
Double glazed entrance door with matching glazed side panel leading into:

Entrance Hall 16'6" x 6'0" (5.04m x 1.83m)
Radiator, telephone point, coving to ceiling, stairs to first floor landing, doors to:

Dining Room 8'11" x 9'11" (2.73m x 3.03m)
Double glazed bow window to front, double glazed window to side, radiator, coving to ceiling.

Kitchen 10'8" x 9'9" (3.24m x 2.98m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, electric fan assisted oven, induction hob with extractor hood over, radiator, double glazed door to:

Rear Lobby 3'3" x 6'7" (1.00m x 2.00m)
Obscure double glazed windows to rear and side, double glazed door to garden, door to double garage and further door to:

Utility Room 10'1" x 8'1" (3.07m x 2.46m)
Plumbing for washing machine, sink unit, obscure double glazed window to rear, radiator, gas boiler serving heating system and domestic hot water.

Shower Room
Fitted with three piece coloured suite with comprising, shower area, pedestal wash hand basin, low-level WC and ceramic tiled splashback and to all walls, obscure double glazed window to rear and radiator.

Lounge 19'9" x 10'11" (6.02m x 3.34m)
Double glazed bow window to front, two radiators, coving to ceiling and double glazed French double doors to garden.

Landing 2'11" x 6'7" (0.90m x 2.00m)
Coving to ceiling, access to loft space, doors to:

Bedroom 11'4" x 10'8" (3.46m x 3.25m)
Double glazed window to front, radiator.

Bedroom 8'6" x 10'11" (2.59m x 3.34m)
Double glazed window to rear, radiator, coving to ceiling.

Bedroom 10'11" x 7'7" (3.32m x 2.30m)
Double glazed window to rear, radiator.

Bedroom 9'0" x 13'3" (2.74m x 4.05m)
Double glazed window to front, radiator, coving to ceiling, door to

Wardrobe

Airing
Airing cupboard housing hot water tank with linen shelving.

Bathroom
Fitted with three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to rear and radiator.

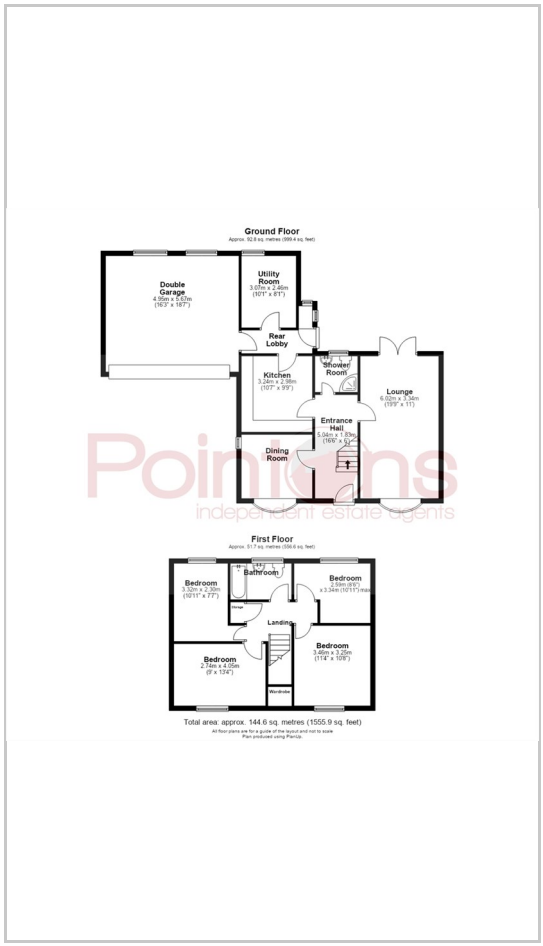
Double Garage 16'3" x 18'7" (4.95m x 5.67m)
Two windows to rear, Up and over door, power and lighting, personal access leading back to rear lobby.

Outside
To the rear is an enclosed garden with patio area remainder laid to lawn. The front has parking for several vehicles, provides access to the garage and further lawn area.

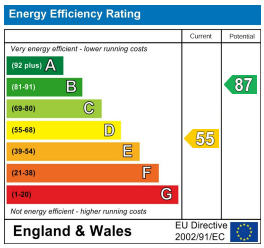
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

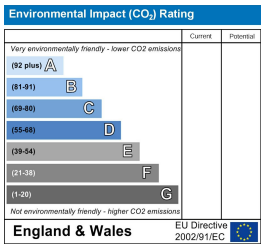
Area Map

Floor Plans



Energy Efficiency Graph





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