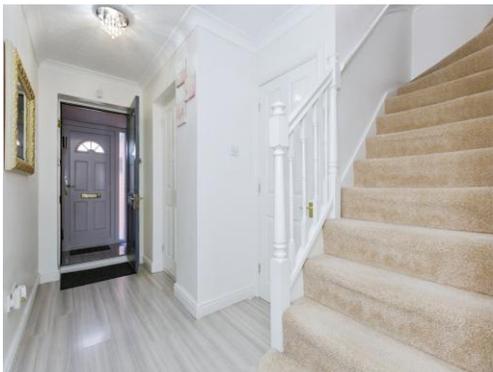




Connells

Skelwith Rise
Nuneaton



Property Description

Nestled in a quiet residential area of Nuneaton, St Nicholas Park offers a fantastic living environment with easy access to local amenities, schools, and transport links. This property is ideal for families or professionals looking for a peaceful yet well-connected location.

Nuneaton town centre is within walking distance or just a short drive away, offering a variety of supermarkets, retail stores, restaurants, and entertainment options, including Ropewalk Shopping Centre. Everyday essentials are also within easy reach, with local shops and convenience stores nearby.

Transport links from this location are excellent, with the A5, M69, and M6 easily accessible, making commuting to Coventry, Birmingham, and Leicester straightforward. Nuneaton railway station provides regular train services to major cities, including London Euston and Birmingham New Street.

For families, the area is well-served by reputable schools and nurseries. There are also plenty of green spaces and parks nearby, offering opportunities for outdoor activities, walks, and family outings.

With its combination of a modern residential setting, excellent amenities, and strong transport connections, it is a fantastic choice for those seeking comfortable and convenient living in Nuneaton.

Porch

3' 2" x 3' 1" (0.97m x 0.94m)

With Tiled flooring and lighting.

Entrance Hall

12' 10" x 5' 8" (3.91m x 1.73m)

Wood Laminate flooring leading into living room, kitchen and downstairs cloakroom, white wooden spindle balustrade, side door leading into integral garage.

Cloakroom

6' 1" x 3' 3" (1.85m x 0.99m)

Sink with Tile splashback, low level w/c, frosted window, single panel radiator, laminate flooring.

Living Room

16' 4" x 11' 7" (4.98m x 3.53m)

With gas fireplace with wooden surround, feature wallpaper, with TV points, carpeted, large double-glazed window to the front, radiator, internal French doors leading to the dining room.

Dining Room

11' 5" x 9' 2" (3.48m x 2.79m)

With French doors leading into the garden, laminate flooring, double panel radiator and feature wallpaper.

Kitchen

14' 7" x 11' 5" (4.45m x 3.48m)

With Laminate flooring, tile splashback, electric hob with extractor fan, undercounter appliance space, aluminium sink with mixer tap, integrated single oven, radiator, spotlights, internal French doors leading to conservatory.

Conservatory

11' 5" x 10' 6" (3.48m x 3.20m)

With Laminate flooring, French doors leading into the garden,

Landing

Leading into the four well-proportioned bedrooms and family bathroom, carpeted, access to loft.

Bedroom One

14' 5" x 12' 3" (4.39m x 3.73m)

Master bedroom to the front of the property with large double-glazed window, carpeted, radiator, en-suite shower room. feature wallpaper.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

To the rear of the property, double glazed window, carpeted, feature wallpaper, radiator.

En Suite

6' 7" x 5' 2" (2.01m x 1.57m)

Walk in shower, fully tiled with feature tile in shower, laminate flooring, pedestal sink, low level w/c.

Bedroom Three

12' x 8' 11" (3.66m x 2.72m)

Fitted wardrobes, carpeted, large double-glazed window, radiator, feature wallpaper.

Bedroom Four

8' 2" x 7' 5" (2.49m x 2.26m)

Bedroom to the rear of the property with carpet, radiator, double glazed window.

Family Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

Fully tiled family bathroom, with frosted window, bath with shower over, separate walk-in shower, floating sink, low level w/c, tiled flooring.

Garage

11' 10" x 8' 7" (3.61m x 2.62m)

Up and over door with power and lighting, side door leading into the entrance hall.

Outside

Block paved driveway to front of property providing parking for two cars, front garden laid to lawn, wood side gate providing access into the garden, slabbed patio area to rear of the property off the conservatory and dining room, laid to lawn fully enclosed private garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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