



## Canterbury Way, Nuneaton, CV11 6FY

£625,000

A Substantial detached five bedroom family residence which is pleasantly situated upon this highly regarded and sought after residential cul de sac. The property is tucked away on a large, private plot and is within the catchment area for Higham Lane Secondary School.

The accommodation briefly comprises: Reception hall, guests cloakroom, living room, study, re fitted kitchen area with integrated appliances, utility room and separate dining room. The first floor provides a galleried landing, master bedroom with en-suite, four further bedrooms - one with en-suite shower room and family bathroom. Double garage and rear gardens with good degrees of privacy.

St. Nicholas Park is one of the most sought after locations in Nuneaton and provides convenient and easy daily access to the town centre which has a variety of local amenities. The property is within the catchment area for Milby Primary and Higham Lane Secondary Schools. With excellent road links via the nearby A5 the property provides a great location for family commuters.



# 23 Canterbury Way, Nuneaton, CV11 6FY

RECEPTION HALLWAY

LIVING ROOM 22'11" x 13'1" (7.0 x 4.0)

CLOAKROOM WC

STUDY / OFFICE 8'10" x 7'6" (2.7 x 2.3)

DINING ROOM 12'9" x 12'9" (3.9 x 3.9)

UTILITY ROOM 5'10" x 5'2" (1.8 x 1.6)

GALLERIED LANDING

MAIN BEDROOM 19'4" x 16'8" (5.9 x 5.1)

EN SUITE BATHROOM 13'1" x 6'6" (4.0 x 2.0)

BEDROOM 10'2" x 9'6" (3.1 x 2.9)

EN SUITE

BEDROOM 13'9" x 10'2" (4.2 x 3.1)

BEDROOM 10'9" x 8'10" (3.3 x 2.7)

BEDROOM 16'8" x 19'4" (5.1 x 5.9)

BEDROOM 11'1" x 14'1" (3.4 x 4.3)

MAIN BATHROOM

DOUBLE GARAGE





