wards
Residential

13 Grange Road, Nuneaton, CV13 0QW

£675,000 Offers over

Freehold. NO CHAIN. A rare opportunity to acquire this impressive four-bedroom detached home, enjoying excellent views to both the front and rear, and offering fantastic potential to extend or further develop, subject to the necessary planning permissions. The extensive accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, and an additional Bedroom/Sitting Room with adjoining Shower Room. First Floor: Three Double Bedrooms, Family Bathroom, and separate WC. Externally, the property boasts charming and substantial rear gardens set within a generous plot of approximately 1.513 acres. To the front, there is a large driveway providing ample off-road parking, along with a Double Garage. Early viewing is highly recommended.

Entrance Hall

A welcoming and characterful entrance hall featuring attractive hardwood flooring and a original staircase. The hallway flows seamlessly through to the main living areas, setting the tone for the rest of this charming home.

Lounge

6.64 x 4.48 Metres

A spacious and characterful living room with a feature brick fireplace with a rustic timber mantle and inset log-burning stove. Hardwood flooring with two front-facing UPVC double glazed windows and exposed ceiling beams.

Kitchen

5.29 x 2.68 Metres

A charming country-style kitchen fitted with a range of solid wood wall and base units with contrasting work surfaces and tiled splashbacks. The space features a traditional range-style cooker with attractive surround. Tiled flooring and access to the utility. UPVC double glazed window to the rear elevation and internal window through to the utility for more natural light.

Dining Room

3.84 x 3.81 Metres

Continuing the hardwood flooring through the property, the space offers a warm and inviting atmosphere. An elegant archway leads through to a bright conservatory area, allowing natural light to flood the room and providing a seamless connection to the rear garden beyond.

Landing

Having stairs rising from the entrance hall, airing cupboard and access to loft.

Bedroom 1

3.81 x 3.68 Metres

UPVC double glazed window to the rear elevation, fitted wardrobes spanning the length of the bedroom with ample storage space, radiator and carpeted flooring.

Bedroom 2

3.68 x 3.33 Metres

Spacious double bedroom to the front of the property, UPVC double glazed window, radiator and carpeted flooring.

Bathroom

3.78 x 2.71 Metres

This well-appointed family bathroom is finished to a high standard, featuring contemporary full-height tiling in warm neutral tones. Claw-foot bath, spacious walk-in shower enclosure with glass screen and modern fittings and vanity wash hand basin. Wall mounted mirror, recessed ceiling spotlights and chrome heated towel rail.

Bedroom 3

5.11 x 2.71 Metres

Well-proportioned bedroom to the rear of the property, UPVC double glazed windows to the rear and side elevation, radiator and carpeted flooring.

Conservatory

4.43 x 3.27 Metres

A bright and spacious conservatory with views onto the extensive rear garden. Featuring a glass roof and surrounding windows, the room is flooded with natural light throughout the day. Hardwood flooring with French doors providing direct access to the patio and outdoor seating area.

Sitting Room/Bedroom

5.85 x 3.72 Metres

dditional living/bedroom area accessed through the dining room with hardwood flooring, French doors to the rear garden and UPVC double glazed window to the front elevation. The room also has an adjoining shower room.

Shower Room

2.72 x 0.84 Metres

Three-piece bathroom with low flush WC, pedestal sink and shower cubicle with electric shower. Wall mounted mirror and tiled flooring.

Utility Room

5.29 x 2.34 Metres

Ample base and wall units with contracting work surfaces, integrated sink, plumbing for washing machine and housing the boiler. UPVC double glazed windows surround the utility with double glazed door leading out into the garden.

WC

2.04 x 0.92 Metres

Comprising low level WC and wash handbasin, with splashback tiling, radiator and double glazed window to the side.

Double Garage

6.32 x 5.12 Metres

Large double garage fitted with power and lighting. Two side hinged timber garage doors to the front elevation, and one to the rear with a additional door to the rear garden.

Outside

To the front, the property is set back from the road and screened by mature hedging. A large block-paved driveway provides ample parking and access to both the property and double garage, complemented by mature private gardens to the front. To the rear, the charming and extensive gardens occupy a generous 1.513-acre plot and enjoy superb views over the surrounding countryside. Predominantly laid to lawn, the gardens also feature a patio area adjoining the property, a pond, an old stable block and a summer house. To the side, enclosed by mature hedging, is the Flo Gas tank serving the home's heating system. The grounds are enclosed by hedging with gated access from the front.

Overage

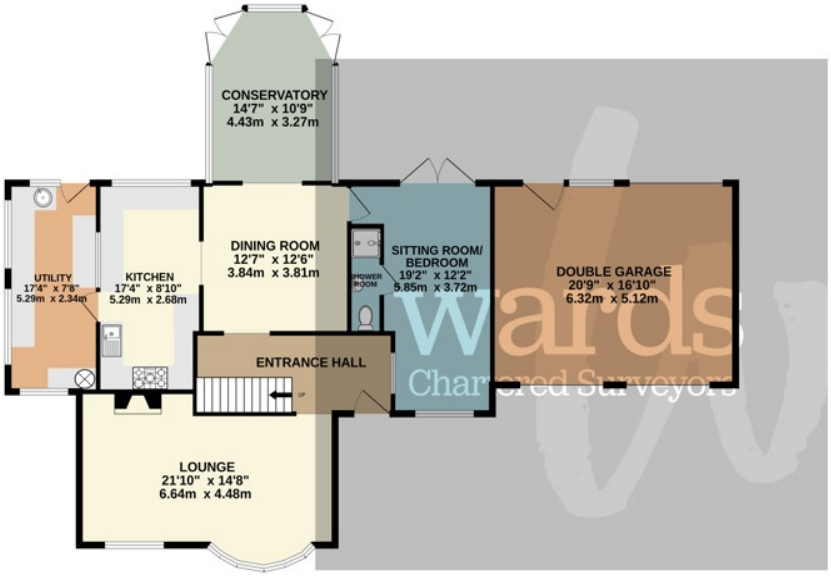
The property and land is being offered subject to an overage provision, which will entitle the seller to 25% of the uplift in value deriving from planning permission for additional dwelling(s), for a period of 25 years from date of sale.

EPC Rating - F (25)

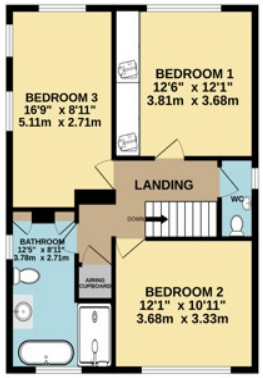
Council Tax Band - E

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
1515 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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