

20, Shanklin Drive, Nuneaton, Warwickshire, CV10 0BA

HOWKINS & HARRISON

20, Shanklin Drive,
Nuneaton,
Warwickshire, CV10 0BA

Guide Price: £225,000

Occupying a generous plot backing directly onto mature woodland, this traditional, three-bedroom semi-detached home offers well-balanced accommodation extending to 750 sqft.

The property combines characterful bay-fronted elevations with practical living space, including a comfortable living room, separate dining room and fitted kitchen, whilst outside there is ample off-road parking and a particularly long rear garden enjoying a high degree of privacy. Accessed from the rear is a larger than average detached garage.

Well presented throughout and offering an attractive blend of character, space and a desirable setting, this is a home that is sure to appeal to a wide range of purchasers.







Location

Located within the popular Shanklin Drive of Nuneaton, enjoying a convenient setting close to local amenities, schools and attractive green spaces. Nuneaton town centre lies just two miles away, offering a wide range of shops, cafés and leisure facilities, together with a mainline railway station providing direct services to Birmingham, London Euston and Leicester. Excellent road connections include the A5, M6 and M69, offering swift access to neighbouring towns and regional centres across the Midlands.

Approximate road distances
Nuneaton town centre – 2 miles
Bedworth – 4 miles
Atherstone – 5½ miles
Coventry – 10 miles
Leicester – 20 miles
Birmingham – 25 miles









Accommodation Details - Ground Floor

The property is entered via a front entrance door into the hall, where stairs rise to the first floor and a useful storage cupboard is located beneath the staircase. Doors lead to the principal ground floor accommodation. To the front of the property is the living room, a well-presented reception room featuring a bay window that allows for plenty of natural light. Double doors open through to the dining room, creating a versatile open-plan feel whilst retaining the option to separate the spaces. The dining room offers ample space for a family dining table and chairs and enjoys direct access to the rear garden via double doors. Open plan into the kitchen which is fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a sink, hob, oven and extractor hood, together with space for additional appliances. Windows to the side and rear elevations provide natural light, whilst the layout offers practical workspace and seamless connection to the dining area.. This arrangement creates an excellent sociable space for both everyday living and entertaining.

First Floor

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom one is positioned to the front and benefits from a bay window and fitted mirrored wardrobes. Bedroom two is a good-sized double room overlooking the rear garden and woodland beyond. Bedroom three is a single bedroom, ideal for use as a nursery, child's bedroom or home office. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and a window to the side elevation.









Outside

Externally, the property is approached via a driveway providing off-road parking to the front. A side access leads through to the rear garden. To the rear, there is a paved patio seating area adjoining the house, a useful timber outbuilding/store and a long garden laid mainly to lawn with planted borders, further seating areas and mature woodland beyond, creating a pleasant and private backdrop. Accessed from the rear of the property is a larger than average detached garage.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Three-bedroom semi-detached family home
- Comfortable bay-fronted living room
- Separate dining room and fitted kitchen
- Driveway providing off-road parking and rear garage
- Well presented throughout
- Backing directly onto mature woodland
- Generous and private rear garden
- Convenient for schools and amenities







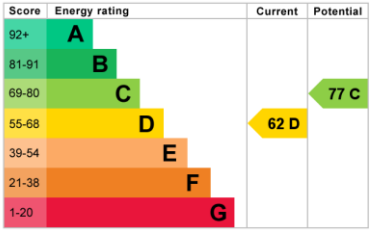
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

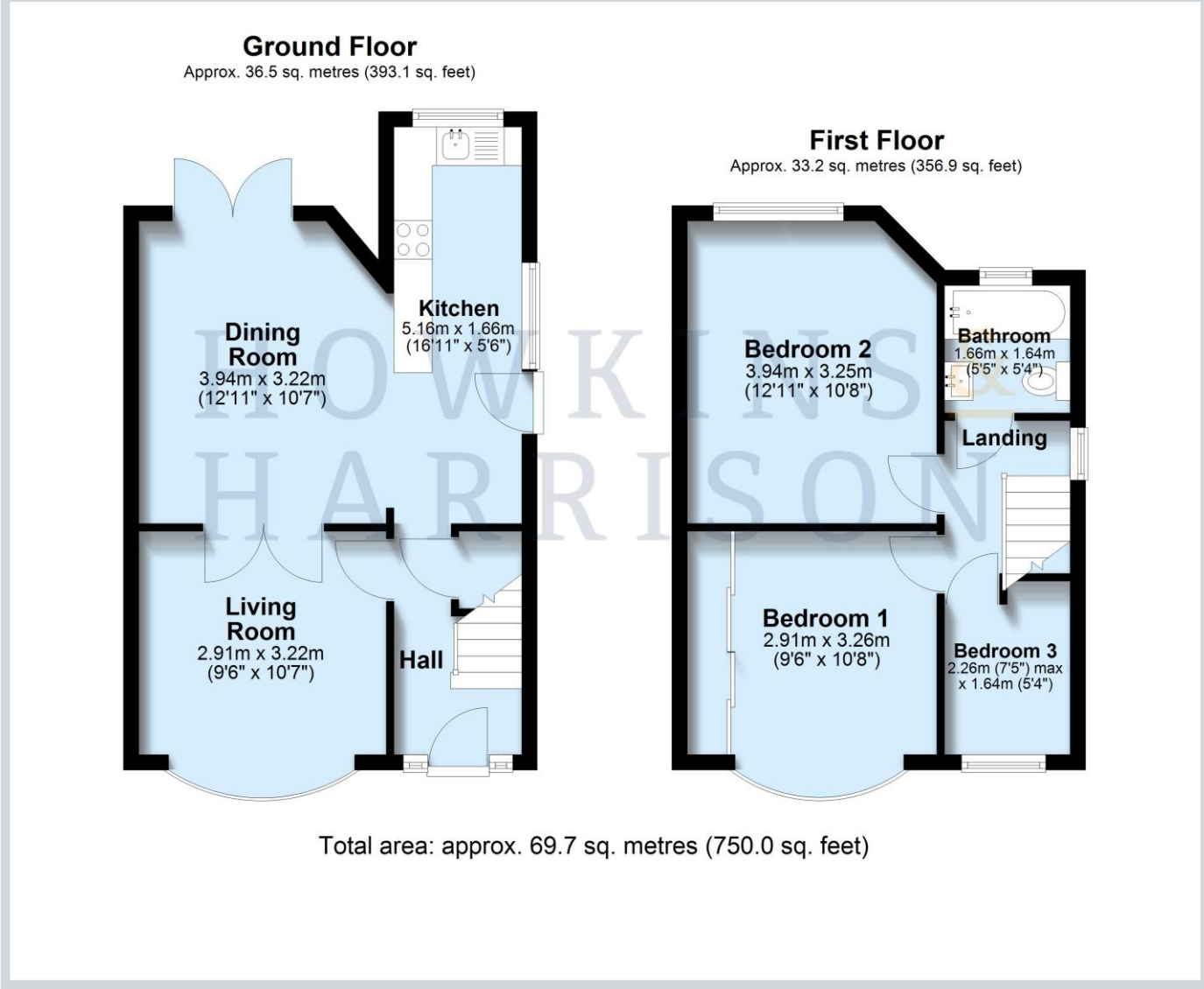
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority
Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax
Band - C





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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