



28 Campbell Close, Nuneaton

Nuneaton

Offers Over £360,000



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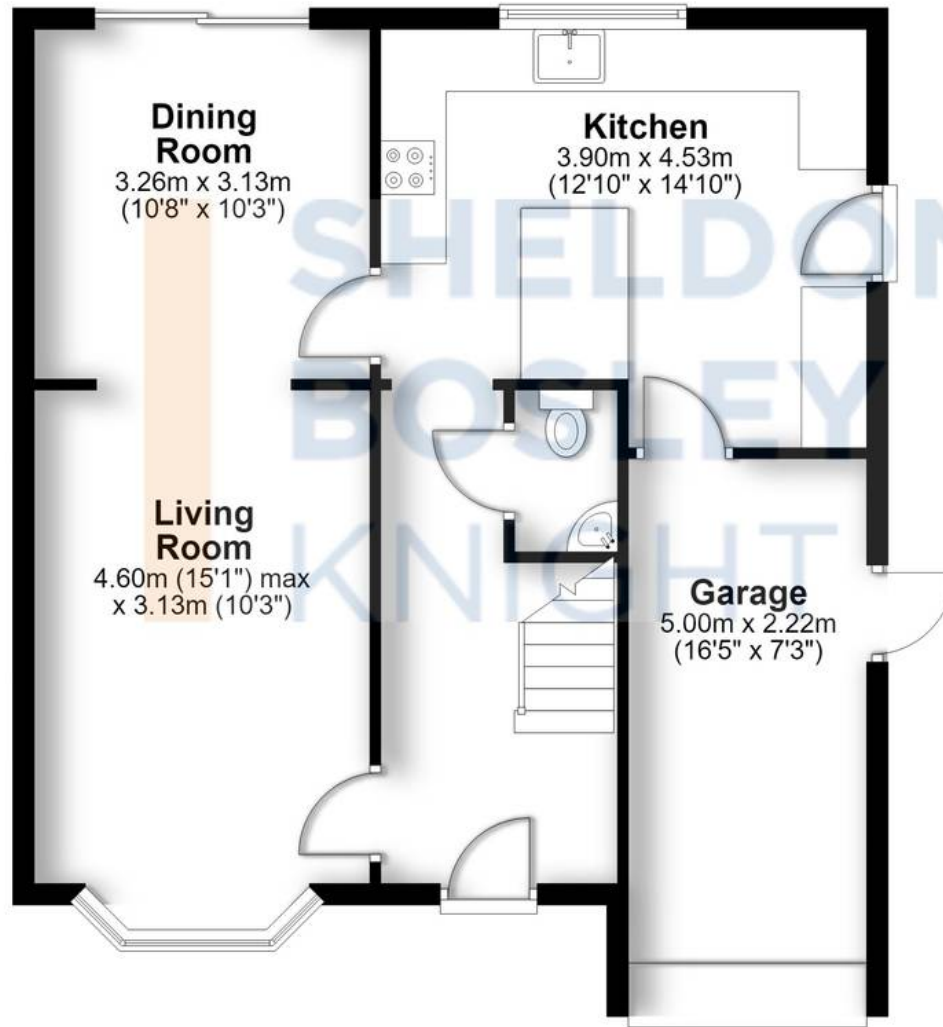
This impressive four-bedroom detached house, tucked away in a quiet close, offers spacious and versatile accommodation, ideal for modern family living. The property features three generous double bedrooms and a large single (or single-and-a-half) bedroom, providing ample space for family members or guests. The principal bedroom benefits from its own en suite shower room, ensuring privacy and convenience, while the remaining bedrooms are served by a well-appointed family bathroom. The heart of the home is a stylish, recently refitted modern kitchen, complete with a breakfast bar and high-quality fittings, creating a perfect space for casual dining and entertaining. The adjoining living and dining areas are thoughtfully arranged to maximise natural light and comfort, offering an inviting setting for relaxation or social gatherings. The property also includes a garage accessed via its own drive, with excellent potential for conversion into an additional reception room or home office (subject to the necessary consents), further enhancing the flexibility of the layout. With an approximate total floor area of 123 square metres, this home provides generous proportions throughout, including practical storage solutions and a welcoming entrance hall. The overall specification is complemented by an EPC rating of C, reflecting good energy efficiency and potential for further improvements. Well maintained and presented in move-in condition, this property represents an outstanding opportunity for families seeking a blend of comfort, style and future potential in a desirable residential location. Early viewing is highly recommended to appreciate the quality and space on offer.





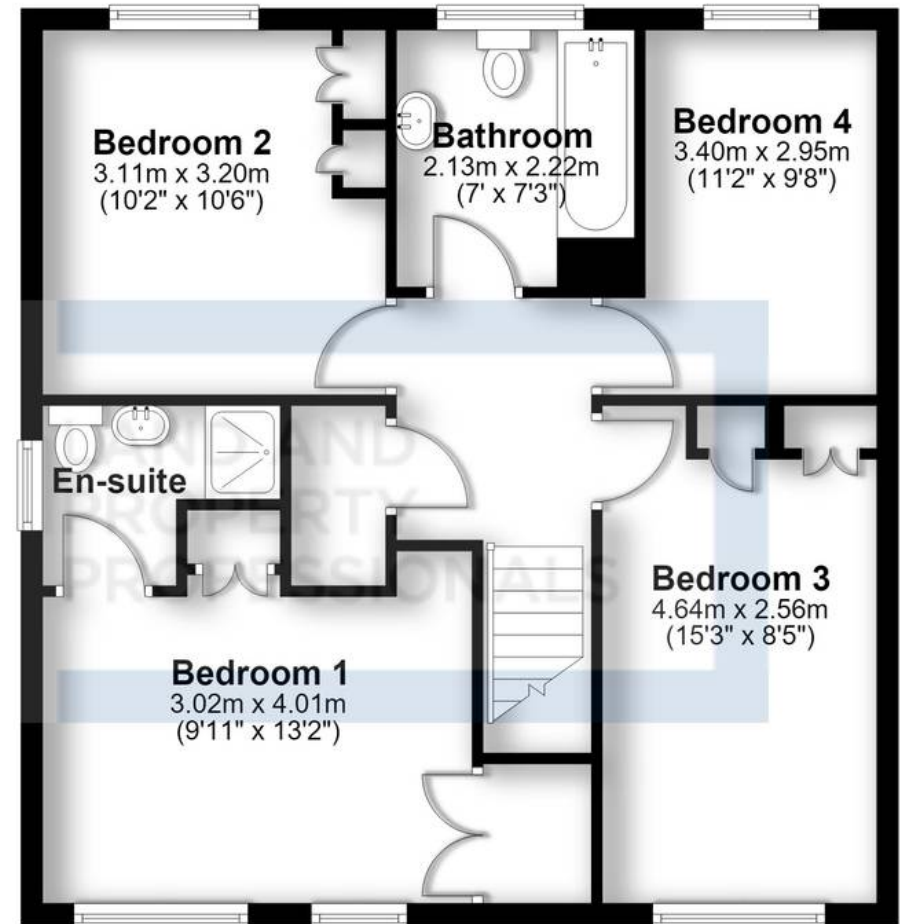
Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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