



2a Higham Lane, Nuneaton

£300,000 Freehold

Three-bedroom bungalow offering spacious single-storey living • Set back from the main road with an attractive, well-maintained frontage • Private driveway providing off-road parking • Garage offering additional parking or storage • Generously proportioned lounge with sliding patio doors • Fully glazed conservatory with direct garden access • Fitted kitchen with ample cupboard and worktop space and rear garden access • Three versatile bedrooms, with built-in double wardrobes to bedrooms one and two • Family shower room plus additional separate WC • Low-maintenance block-paved rear garden with landscaped planting areas and garden shed



A fantastic opportunity to acquire this spacious three-bedroom bungalow, set back from the main road and benefiting from a private driveway, garage, well-maintained frontage and versatile single-storey living accommodation.

Positioned away from the main road, this well-presented bungalow offers a wonderful combination of space, practicality and comfortable living. With three bedrooms, a generous lounge, conservatory, kitchen, family shower room and additional WC, the property provides a flexible layout suitable for a variety of buyers, including those looking to downsize or enjoy the convenience of single-storey living.

Approaching the property, you are welcomed by a well-maintained frontage, private driveway providing off-road parking and a garage offering additional parking or useful storage space. The property's position, set back from the main road, creates an attractive approach to the home.

Entering through the front porch, you are welcomed into a central entrance hallway, which provides access to the main living accommodation. At the end of the hallway is a convenient separate WC, complete with a wash hand basin, ideal for guests and everyday use.

The hallway leads into a generously proportioned lounge, offering ample space for comfortable seating and relaxation. This inviting reception room benefits from sliding patio doors opening directly into a fully glazed conservatory, allowing natural light to flow through the living space while creating a seamless connection between the indoors and outdoors.

The conservatory provides an additional versatile reception area, ideal for enjoying views of the garden, creating a peaceful reading space or accommodating a dining area. Surrounded by glazing, this bright and airy room also benefits from a single access door leading directly into the rear garden.

A further doorway from the lounge leads into a secondary hallway, providing access to all three bedrooms and the main family shower room. This thoughtful layout creates a degree of separation between the living and sleeping accommodation.

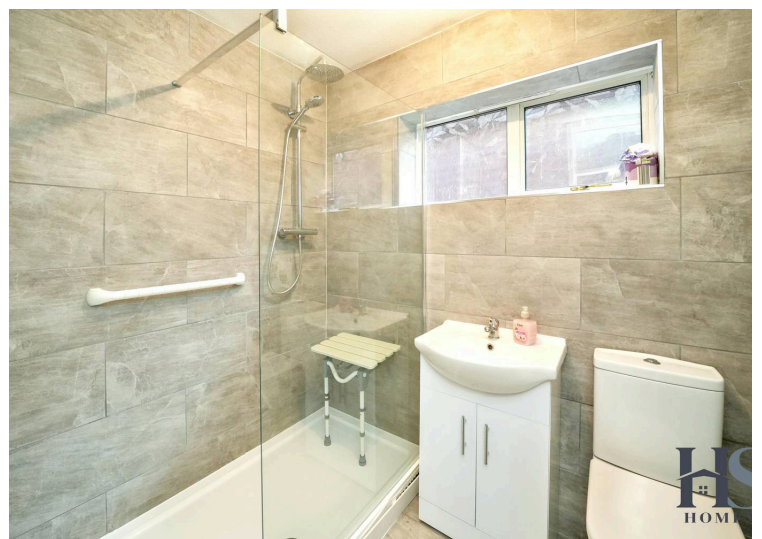
The main bedroom is positioned to the front of the bungalow and benefits from a window overlooking the frontage, together with two built-in double wardrobes providing excellent storage without compromising the available floor space.

Bedroom two is located to the rear of the property, enjoying views over the garden through its window. This well-proportioned bedroom also benefits from two built-in double wardrobes, offering generous storage and flexibility for bedroom furniture.

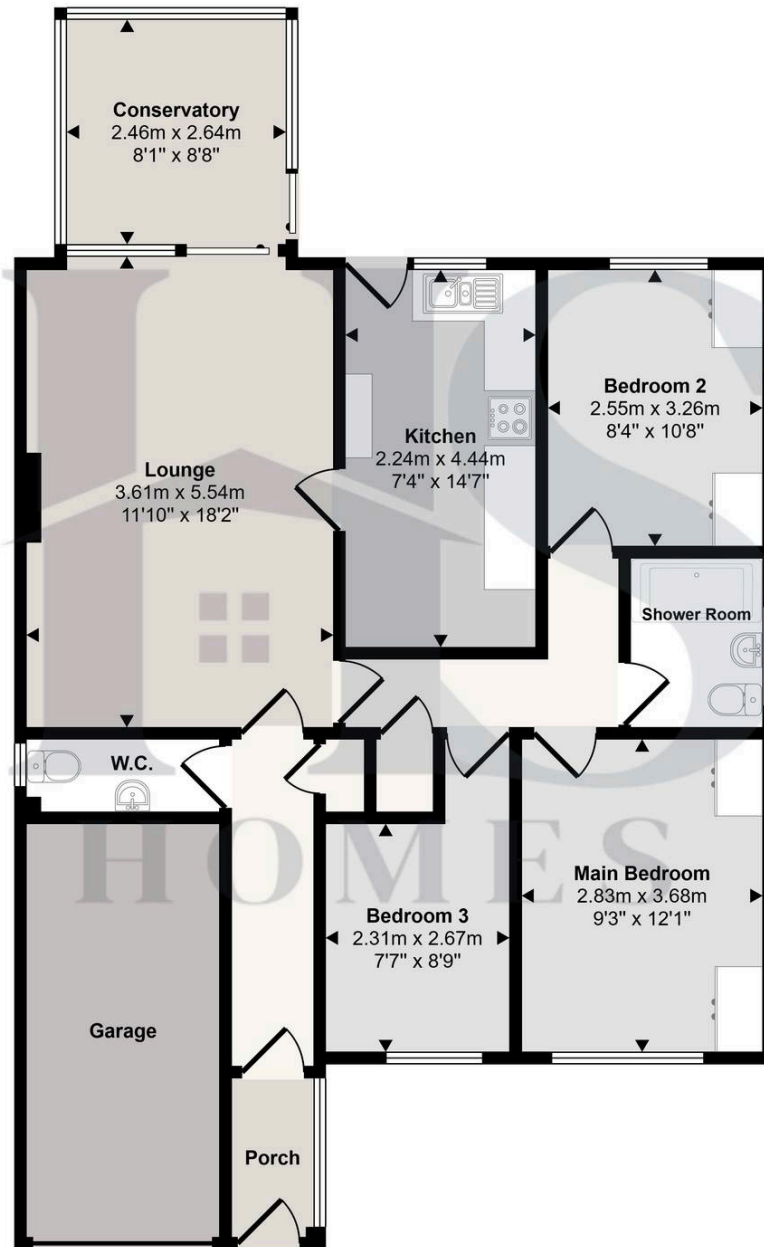
Bedroom three is positioned to the front of the bungalow, with a window overlooking the frontage. This versatile room could be utilised as a further bedroom, guest accommodation, home office or hobby room, depending on individual requirements.

The main family shower room is conveniently positioned off the secondary hallway and comprises a shower enclosure, WC and wash hand basin, together with a frosted window to the side of the property providing natural light and privacy.

Returning to the lounge, a separate doorway leads into the kitchen, which offers a practical arrangement of fitted cupboards and worktop space, providing storage and preparation areas for everyday cooking. A window allows natural light into the room, while a rear access door provides a convenient direct connection to the garden.



Approx Gross Internal Area
94 sq m / 1015 sq ft



Floorplan

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