



45, Magyar Crescent, Nuneaton, Warwickshire, CV11 4SG

HOWKINS &
HARRISON



45, Magyar Crescent,
Nuneaton,
Warwickshire, CV11 4SG

Guide Price: £1,325,000

An exceptional and individually designed five-bedroom residence of considerable distinction, constructed in 2009 and extending to 5,720 sq ft. Occupying a highly regarded position on Magyar Crescent, this substantial home combines impressive architectural presence with beautifully proportioned accommodation, including five reception rooms, five bedrooms, three en-suites, a family bathroom and ground-floor shower room.

Mature private gardens provide a wonderful setting, complemented by extensive gated parking, a double garage and separate garage, while solar panels and partial underfloor heating further enhance its modern specification.



Location

Magyar Crescent is situated in the established and well-regarded Whitestone area of Nuneaton, combining a residential setting with convenient access to everyday amenities, schooling and the wider road network. Whitestone Infant School and Chetwynd Junior School are both close by, while Nuneaton town centre provides a comprehensive range of shopping, leisure and recreational facilities. Rail connections are available from both Bermuda Park and Nuneaton stations, making the location well placed for commuting towards Coventry, Birmingham and beyond.

Travel Distances

Bermuda Park Station – approximately 1.4 miles

Nuneaton Railway Station – approximately 1.8 miles

A5 – approximately 4 miles

M6, Junction 3 – approximately 6 miles

Coventry – approximately 9 miles

Birmingham Airport – approximately 14 miles

Birmingham City Centre – approximately 22 miles



Accommodation Details – Ground Floor

The accommodation is approached via a welcoming porch which opens into the hallway, immediately giving a sense of the scale and proportions found throughout the house. From here there is access to the principal ground floor rooms, including the dining/sitting room, snug/office, sitting room, reception room and the particularly impressive living room.

At the heart of the home is the substantial breakfast kitchen/dining area, arranged to provide an excellent everyday family and entertaining space, with plenty of room for informal dining and socialising. This is complemented by a separate utility and store.

The sitting room and living room provide generous formal and informal reception space, while the dining/sitting room offers further versatility for entertaining. The snug/office is ideal as a quieter sitting room or dedicated home working space, and the additional reception room adds yet more flexibility to the ground floor layout. A shower room and useful storage complete the accommodation on this level.



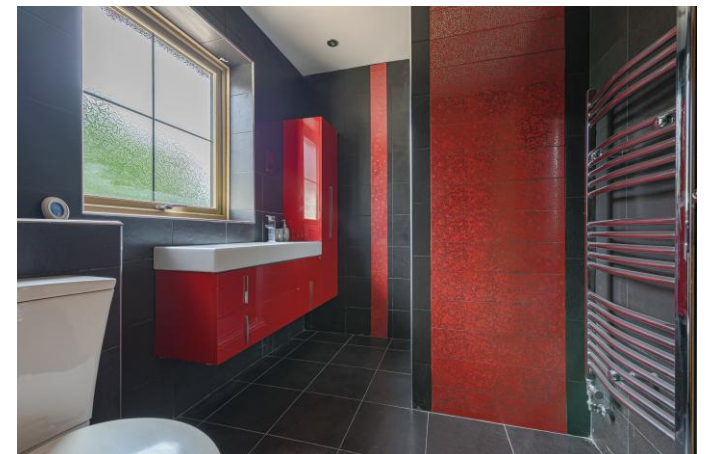


First Floor

The first floor continues the impressive sense of space, with five generously proportioned bedrooms arranged around the central landing. Bedroom one forms an outstanding principal suite, with two walk-in wardrobes and a particularly large en-suite bathroom. Bedroom two is approached via a dressing area and benefits from its own en-suite, while bedroom four also enjoys en-suite facilities. Bedrooms three and five provide further excellent family or guest accommodation, complemented by a substantial family bathroom.

Features

- An individually designed five bedroom detached residence
- Extending to approximately 5,720 sq ft
- Five impressive and versatile reception rooms
- Three En-suites plus family bathroom
- Ground-floor shower room and utility
- Mature and private established gardens
- Extensive gated driveway parking
- Double garage plus separate garage
- Solar panels and partial underfloor heating
- Highly regarded Magyar Crescent location

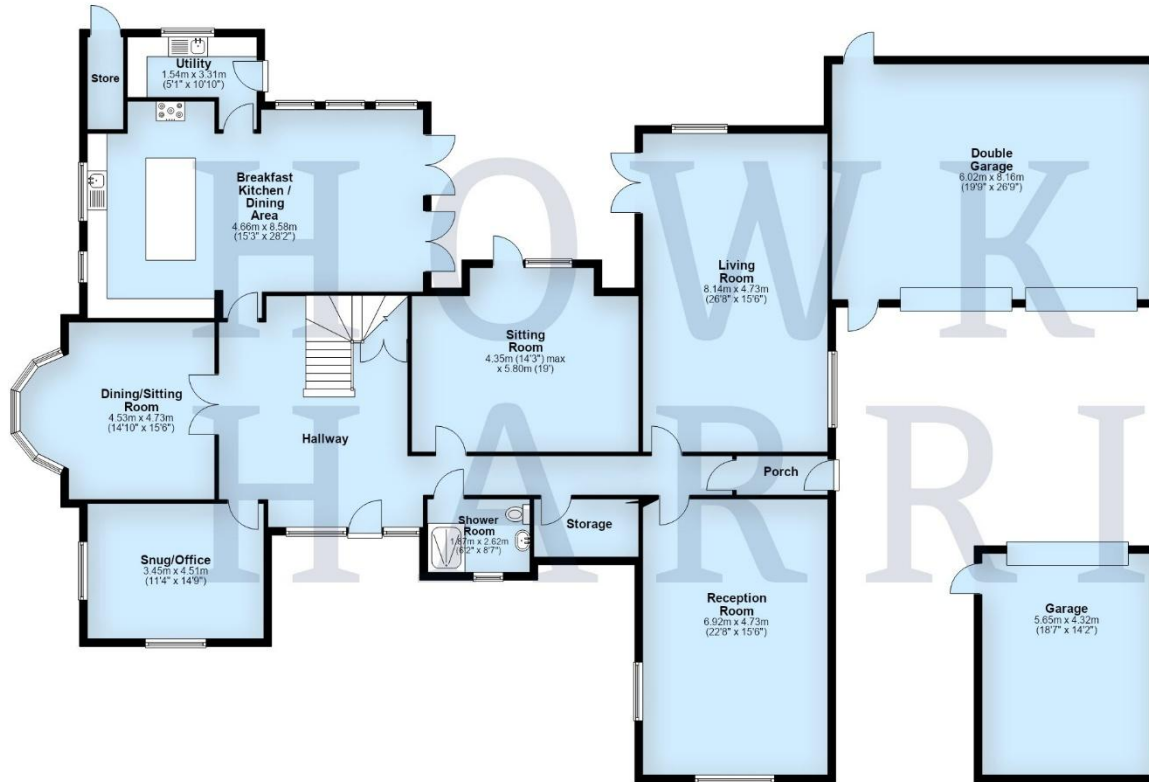






Ground Floor

Approx. 309.7 sq. metres (3333.9 sq. feet)



First Floor

Approx. 221.7 sq. metres (2395.1 sq. feet)



Total area: approx. 531.4 sq. metres (5719.9 sq. feet)

Outside, Gardens and Grounds

Outside, the property enjoys a substantial and private setting, approached through a gated entrance onto an extensive block-paved driveway providing generous parking and access to both the double garage and separate garage. The gardens are predominantly laid to lawn and wrap around the house, with mature trees, hedging and established planting creating an excellent degree of privacy. Generous paved seating and entertaining areas provide plenty of space for outdoor dining and recreation, while the gardens back onto open fields, enhancing the sense of space and seclusion.



Agents Comments

“This is a hugely impressive individual home, not just because of its scale, but because of the way the space works for modern family life. The accommodation is incredibly versatile, the gardens give the property a lovely sense of privacy and, with extensive parking and excellent garaging, it offers a combination that is very difficult to find in this part of Nuneaton.”



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel: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 with partial underfloor heating, Solar panels are wholly owned.

Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

Council Tax

Band- G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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