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# For Sale

Tel: 024 7635 7645



**Offers Around £230,000**

28 Fresland Rise, Nuneaton CV10 9QF



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KEY ESTATE AGENTS

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# 28 Freesland Rise

Nuneaton CV10 9QF

## Offers Around £230,000



- Spacious freehold semi-detached family residence
- Planning permission granted for a single-storey rear extension (Ref: 037197)
- Spacious dining kitchen with integrated appliances and double oven
- Large landscaped rear garden with brick-built workshop, power, lighting and additional enclosed land
- Tenure - Freehold - Local Authority - NBBC
- Elevated cul-de-sac position with open rear views
- Attractive lounge with contemporary inset feature fireplace
- Extensive block-paved driveway providing parking for several vehicles
- Internal Inspection is highly recommended
- EPC - C

*Here is an excellent opportunity to acquire a spacious and superbly presented freehold semi-detached residence, pleasantly situated within an elevated cul-de-sac position and enjoying attractive open views to the rear aspect. Occupying a generous plot and benefiting from planning permission for a single-storey rear extension (Planning Reference: 037197).*

*The property has been well maintained and improved by the current owners and is ideally suited to first-time purchasers, growing families, and second-time movers seeking a home with versatile accommodation, generous outside space, and scope for further enhancement.*

*Early internal inspection is highly recommended to fully appreciate the accommodation on offer, which briefly comprises an entrance vestibule with staircase rising to the first floor, leading into an attractive lounge incorporating a contemporary inset feature fireplace.*

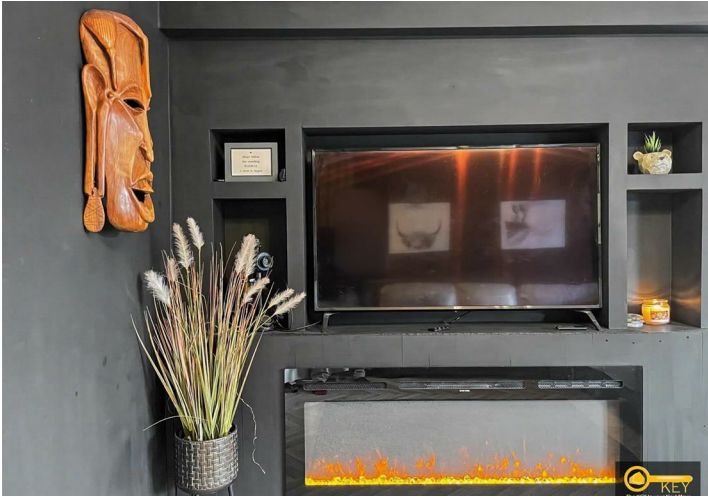
*The heart of the home is the spacious dining kitchen, fitted with a comprehensive range of modern base, drawer and wall units incorporating built-in double oven, hob and extractor together with integrated appliances including a fridge, two freezers and washing machine. French doors provide direct access onto an extensive paved patio area, creating an ideal space for outdoor dining and entertaining.*

*To the first floor, the landing gives access to three bedrooms and a stylish family bathroom fitted with a modern suite and electric shower.*

*Externally, the property stands on a particularly generous plot. To the front, a block-paved driveway provides off-road parking for several vehicles. The rear garden is a particular feature, being neatly landscaped, private in nature and not directly overlooked. In addition, there is a substantial brick-built workshop complete with power and lighting, offering excellent storage or potential hobby/workspace accommodation. Beyond the main garden is an additional enclosed section of land, further enhancing the overall plot size.*

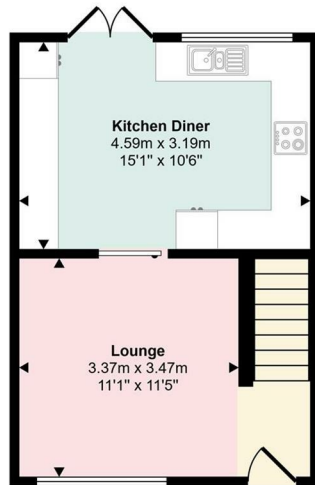
### **Agents Disclaimer**

*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.*

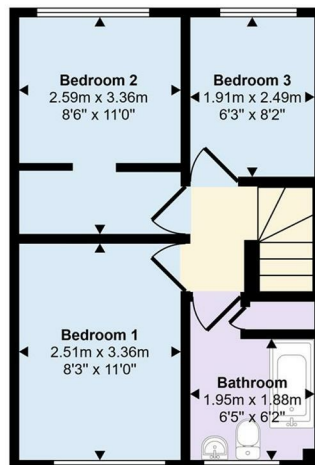


## Floor Plan

## Area Map

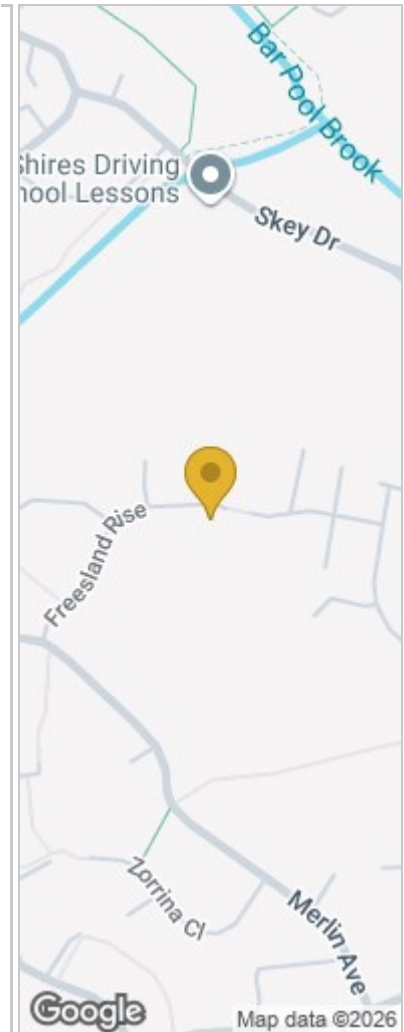


Ground Floor  
Approx 31 sq m / 330 sq ft

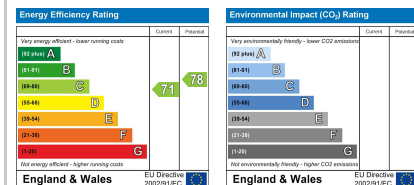


First Floor  
Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



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### KEY Estate Agents

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