



10 Attleborough Road, Nuneaton , CV11 4HY
£350,000 Freehold


MARTIN&CO

Attleborough Road, Nuneaton

4 Bedrooms, 2 Bathroom

£350,000

- AVAILABLE WITH NO UPPER CHAIN!
- 4 Bedrooms, 1 with Ensuite
- Open Plan Kitchen Diner
- Utility Room
- Rear Sun Room
- Converted Loft
- Immaculately Presented

ENTRANCE HALL A welcoming entrance hall retaining attractive period character, featuring a stained-glass front door and side panels, traditional timber staircase with turned balustrade, wood-effect flooring and access to the principal ground floor accommodation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



LOUNGE 12' 9" x 12' 0" (3.89m x 3.68m) A beautifully presented reception room enjoying a bright walk-in bay window to the front elevation, complemented by a feature cast iron fireplace, high ceilings and tasteful décor. A comfortable and inviting space ideal for relaxation and entertaining.

KITCHEN AREA 6' 10" x 15' 7" (2.1m x 4.76m) A superb open-plan kitchen/diner, thoughtfully designed to provide an excellent space for modern family living and entertaining. The kitchen is fitted with an extensive range of shaker-style units, generous work surfaces and some integrated appliances, while the dining area comfortably accommodates a family-sized table and seating area. Finished with quality flooring and enjoying excellent natural light, with direct access to the sun room and rear garden.

DINING AREA 11' 7" x 12' 10" (3.54m x 3.93m)

SUN ROOM 9' 1" x 12' 3" (2.79m x 3.75m) A superb open-plan kitchen/diner, thoughtfully designed to

provide an excellent space for modern family living and entertaining. The kitchen is fitted with an extensive range of shaker-style units, generous work surfaces and integrated appliances, while the dining area comfortably accommodates a family-sized table and seating area. Finished with quality flooring and enjoying excellent natural light, with direct access to the conservatory and rear garden.

UTILITY ROOM 7' 11" x 5' 10" (2.42m x 1.78m) A practical utility room off the kitchen offering space and plumbing for laundry appliances, together with additional storage and worktop space. Enjoying natural light from the window and glazed door and providing convenient access to the rear garden, making it an ideal everyday household workspace.

DOWNSTAIRS WC A convenient ground floor cloakroom fitted with a low-level WC and wall-mounted wash hand basin. Ideally positioned for guests and everyday family use.

BATHROOM 7' 0" x 8' 3" (2.14m x 2.53m) A stylish and contemporary family bathroom fitted with a modern white suite comprising a walk-in shower, wash hand basin, wc and bidet set with useful vanity storage. Finished with attractive tiling, recessed lighting and a panel radiator, creating a practical yet luxurious space.

REAR DOUBLE BEDROOM 9' 10" x 12' 1" (3m x 3.7m) A generously proportioned double bedroom enjoying pleasant views over the rear garden. Benefiting from extensive fitted wardrobes with contemporary sliding doors, the room offers excellent storage, ample floor space and a bright, airy feel.

FRONT DOUBLE BEDROOM 9' 3" x 12' 9" (2.82m x 3.89m) A spacious double bedroom positioned to the front of the property, featuring an attractive walk-in bay window that floods the room with natural light. Complemented by a range of fitted mirrored wardrobes providing excellent storage, creating a stylish and practical principal bedroom.



SINGLE BEDROOM 7' 1" x 7' 6" (2.17m x 2.29m) A versatile front-facing room currently utilised as a home office, benefiting from a large window providing excellent natural light. Ideal as a study, nursery or single bedroom, offering flexible accommodation to suit a variety of lifestyle needs.

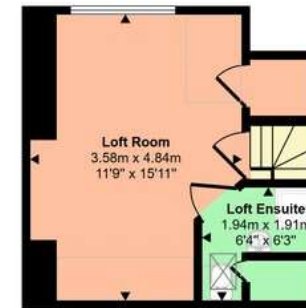
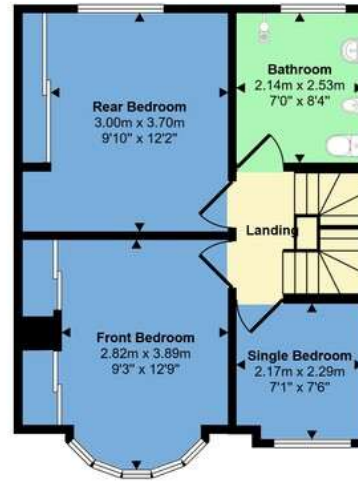
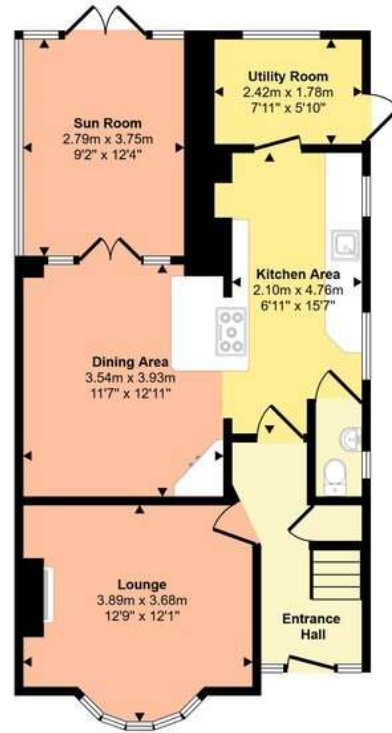
LOFT BEDROOM WITH ENSUITE 11' 8" x 15' 10" (3.58m x 4.84m) An impressive loft conversion creating a spacious double bedroom with ensuite, characterful exposed brickwork, vaulted ceilings and ample floor space. Filled with natural light and offering a peaceful retreat, this versatile room is ideal as a principal bedroom or guest suite.

ENSUITE 6' 4" x 6' 3" (1.94m x 1.91m) Conveniently serving the loft bedroom, the en suite shower room is fitted with a shower enclosure, wash hand basin and low-level WC. Enhanced by a Velux roof window providing natural light and ventilation, the space offers practical facilities for modern living.





Approx Gross Internal Area
128 sq m / 1375 sq ft



Ground Floor
Approx 63 sq m / 679 sq ft

First Floor
Approx 42 sq m / 451 sq ft

Denotes head height below 1.5m

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.

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