

Mark  
Webster  
estate agents



Arran Close  
Nuneaton  
£275,000

\*\*\* TWO STOREY EXTENSION TO THE FRONT & REAR ~ NO UPWARD CHAIN ~ 2 EN-SUITES \*\*\*. For sale with MARK WEBSTER estate agents is this nicely situated spacious family home offering an excellent range of spacious and flexible accommodation briefly comprising: Lounge, dining room, kitchen, conservatory, utility room, guest WC, 3 bedrooms, 2 en-suites and a family bathroom. Viewing is recommended.

Arran Close is perfectly positioned in a quiet, family-friendly cul-de-sac within Stockingford, Nuneaton. The location offers the ideal balance of peace and convenience, making it a popular choice for families and professionals alike.

### Schools & Education

Highly regarded schools are close at hand, with Glendale Infant School, Croft Junior School, and St Thomas More Catholic School all within easy walking distance. Several other well-rated primary and secondary options are also nearby, giving families plenty of choice.

### Local Amenities

Everyday essentials are well covered - a Tesco Express, Sainsbury's and local shops are just minutes away. Healthcare is equally accessible with GP surgeries and dental practices close by. Nuneaton town centre, with its wider range of shops, supermarkets, restaurants, and leisure facilities, is only a short drive.

### Transport Links

Commuters are well served with good road connections to the A444, M6, and wider Midlands network. Nuneaton railway station provides regular direct services to Birmingham, Coventry, and London, making travel straightforward.

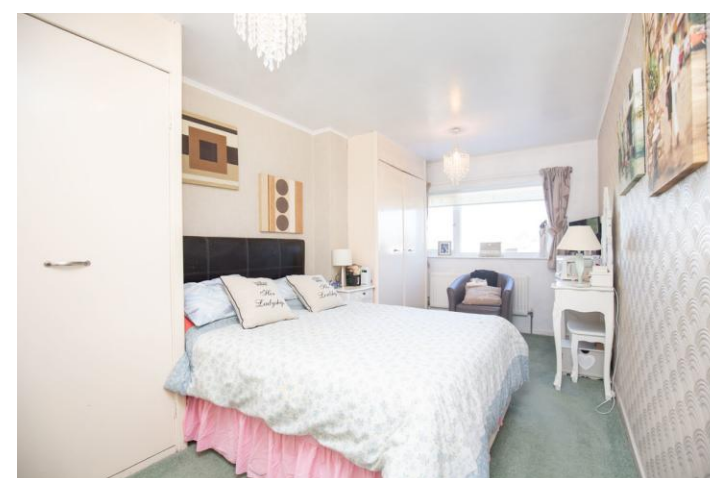
### Lifestyle

The neighbourhood has a welcoming community feel, with parks, green spaces, and recreational facilities nearby. Broadband speeds are excellent, and the area is considered safe and well-established - a place where families and individuals can settle comfortably with long-term appeal.

Welcome to this highly extended three-bedroom family home set in a quiet cul-de-sac location. Offering generous living accommodation across two floors, this property blends space, practicality and comfort - perfect for modern family life.

### Ground Floor

Step into the reception hall leading into the spacious lounge, an inviting setting with plenty of space, ideal for relaxing or entertaining. From here, the home flows seamlessly into the dining room, positioned at the heart of the house and opening into a large conservatory - a versatile space overlooking the garden, perfect for family gatherings or a bright home office/playroom. The kitchen would benefit from being re-fitted but offers excellent potential to open up the dining space to provide a large kitchen/diner, ideally placed for everyday use. Adjoining the dining room is a handy utility room, providing additional workspace and storage, with access to a guest WC and the garage.





### **First Floor**

Upstairs, the property continues to offer spacious accommodation. The main bedroom is a generous double with access to a en-suite shower room. Bedroom two also enjoys its own en-suite, making it ideal for guests or older children. A further third bedroom offers flexibility as a child's room, nursery, or study. Completing the layout is a very spacious family bathroom, equipped with contemporary fittings.

### **Outside**

Externally, the property benefits from a driveway leading to the integral garage, providing off-street parking and storage. The rear garden, accessed via the conservatory, offers a private outdoor space to relax or entertain.

### **Summary**

With its three bathrooms, versatile living spaces, and a fantastic conservatory, this home offers more than meets the eye. Add to that its convenient location close to schools, shops, and transport links, and you have the ideal family property ready to move straight into.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

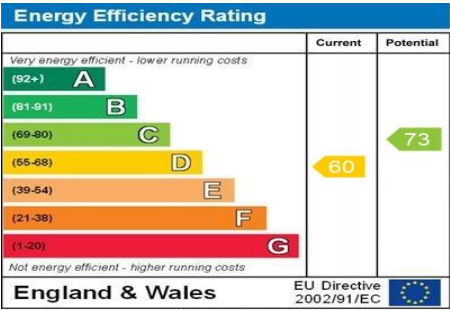
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