



11 Walnut Close , Nuneaton, CV10 0JB

Situated within a highly desirable residential location in Nuneaton, this well-presented THREE DOUBLE BEDROOM semi-detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The property benefits from a block-paved driveway providing ample off-road parking, together with an integral single garage.

An entrance porch leads into the welcoming open-plan lounge diner, creating a bright and sociable living space perfect for both relaxing and entertaining. The fitted breakfast kitchen features a central island and offers an excellent range of units and workspace, whilst the adjoining conservatory enjoys pleasant views over the rear garden and provides additional living accommodation.

Guide price £250,000

11 Walnut Close , Nuneaton, CV10 0JB



- Three double bedroom semi-detached family home
- Integral single garage
- Conservatory overlooking the rear garden
- Close to local shops, amenities, well-regarded schools and excellent transport links
- Highly desirable residential location in Nuneaton
- Spacious open-plan lounge diner
- Beautifully landscaped rear garden with artificial lawn and patio areas
- Block-paved driveway providing ample off-road parking
- Fitted breakfast kitchen with central island
- Rear garden enjoys a high degree of privacy and is not overlooked

Entrance Porch

4'7" x 2'8" (1.42 x 0.82)

Lounge

13'6" x 10'8" (4.13 x 3.26)

Diner

9'1" x 9'0" (2.77 x 2.76)

Breakfast Kitchen

16'4" x 9'1" (5.00 x 2.77)

Conservatory

9'1" x 9'0" (2.77 x 2.76)

Bedroom One

11'8" x 9'4" (3.57 x 2.85)

Bedroom Two

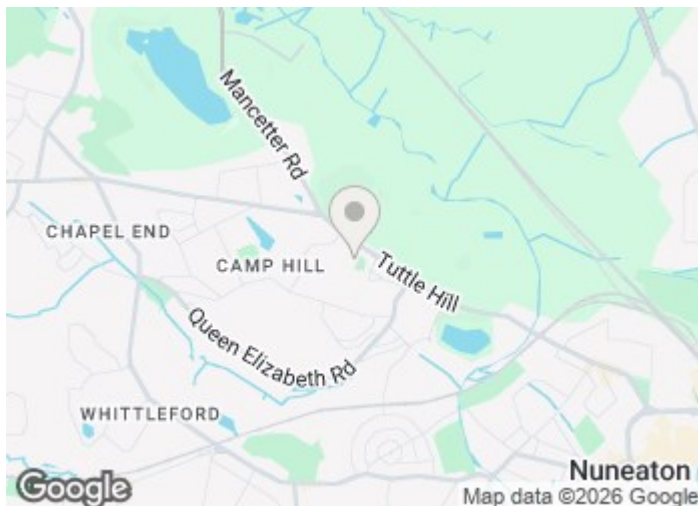
11'3" x 9'4" (3.44 x 2.86)

Bedroom Three

8'11" x 8'0" (2.73 x 2.46)

Bathroom

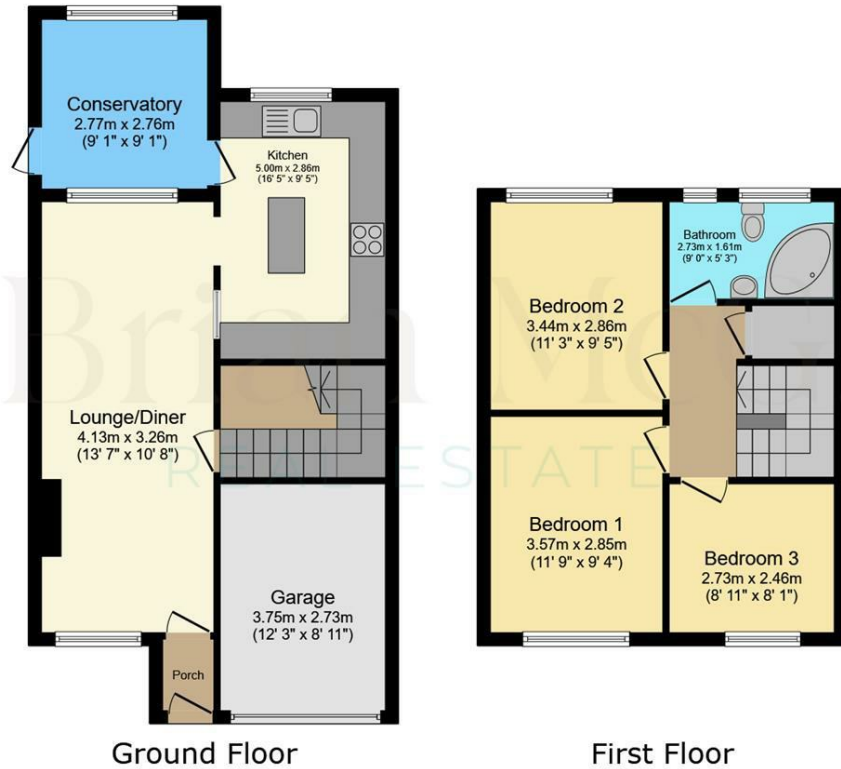
8'10" x 5'3" (2.70 x 1.61)



[Directions](#)



Floor Plan



Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

