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For Sale

Tel: 024 7635 7645

Offers Around £300,000

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16 Juliet Close, Whitestone, Nuneaton CV11 6NS

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16 Juliet Close

Whitestone, Nuneaton CV11 6NS

Offers Around £300,000

- **Highly sought-after Whitestone location within a quiet cul-de-sac setting**
- **Three generous bedrooms, Full-width conservatory with French doors to the garden**
- **Driveway providing parking for several vehicles with direct access to an integral garage**
- **Conveniently situated for local schools, amenities, transport links and Nuneaton town centre**
- **Tenure - Freehold**
- **Spacious freehold detached family residence offering well-planned accommodation throughout**
- **Attractive breakfast kitchen with separate utility room**
- **Private, neatly landscaped rear garden with extensive decking**
- **Early viewing is strongly recommended to fully appreciate the space, location and overall quality of this excellent family home.**
- **Local Authority - NBBC - EPC - tbc**

Pleasantly situated within a quiet cul-de-sac position and enviably located within the highly sought-after residential area of Whitestone, this is an excellent opportunity to acquire a spacious freehold detached family residence offering well-planned accommodation throughout.

Ideally suited to growing families, this attractive home occupies a pleasant position within one of Nuneaton's most desirable residential locations and benefits from generous living accommodation, ample off-road parking, and a private landscaped rear garden. Internal inspection is highly recommended to fully appreciate all that this property has to offer.

The accommodation briefly comprises an entrance hallway with staircase rising to the first floor and access to a useful cloakroom/W.C. The spacious lounge and dining room provide an excellent family living and entertaining space, enhanced by double opening internal doors leading through to a full-width conservatory. The conservatory enjoys pleasant views over the rear garden and benefits from French doors opening directly onto the outdoor entertaining area.

The breakfast kitchen is fitted with a comprehensive range of attractive base, and drawer units together with ample working surface. Further access leads into a particularly useful separate utility room providing additional storage and appliance space.

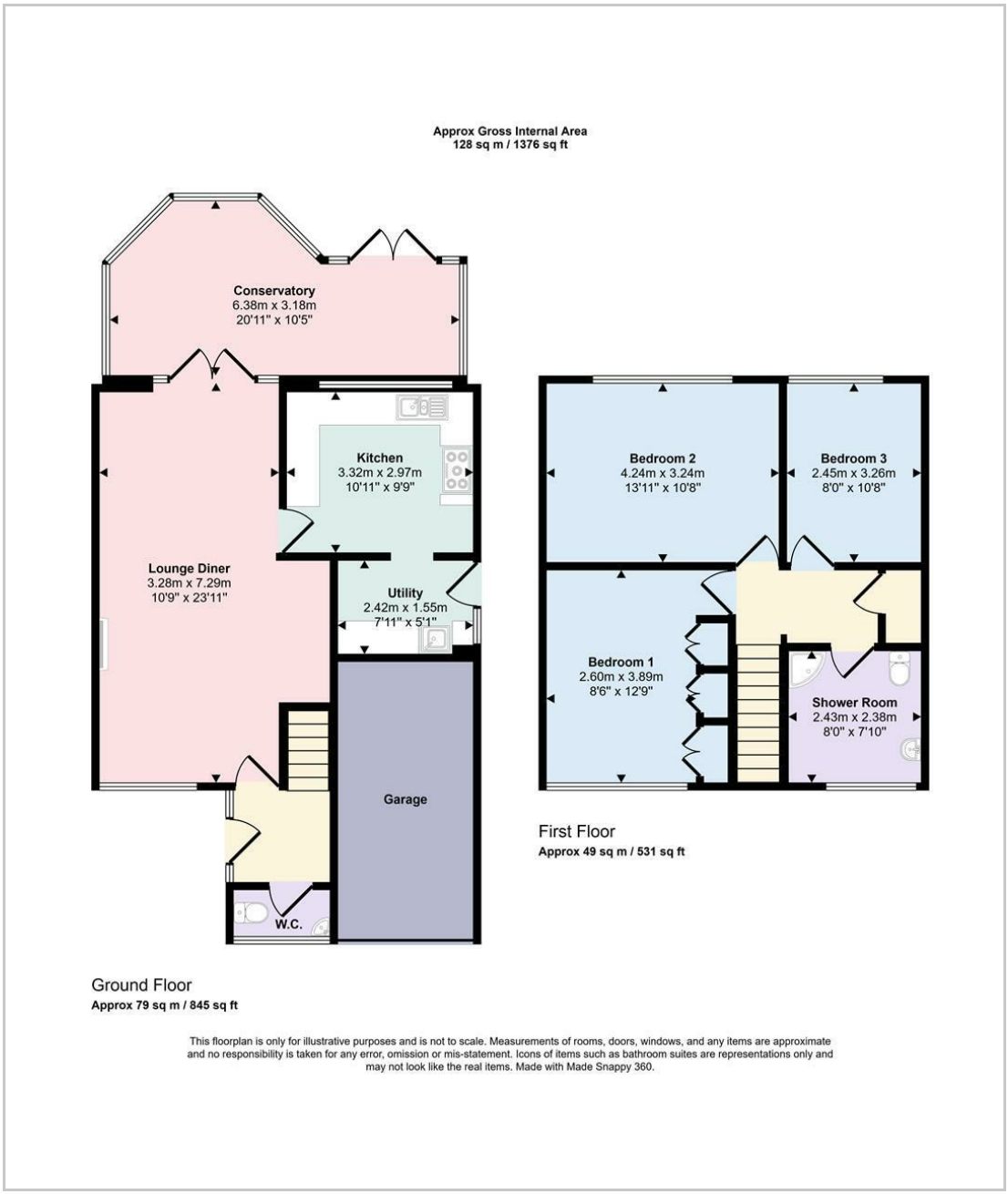
To the first floor, the landing gives access to three well-proportioned bedrooms, all offering comfortable accommodation, together with a modern family shower room.

Outside, the property is approached via a tarmacadam driveway providing off-road parking for several vehicles, side pedestrian access leads to the enclosed rear garden. A particular feature of the property is the neatly landscaped rear garden, which enjoys a good degree of privacy, is not directly overlooked, and incorporates an extensive decking area ideal for outdoor dining.

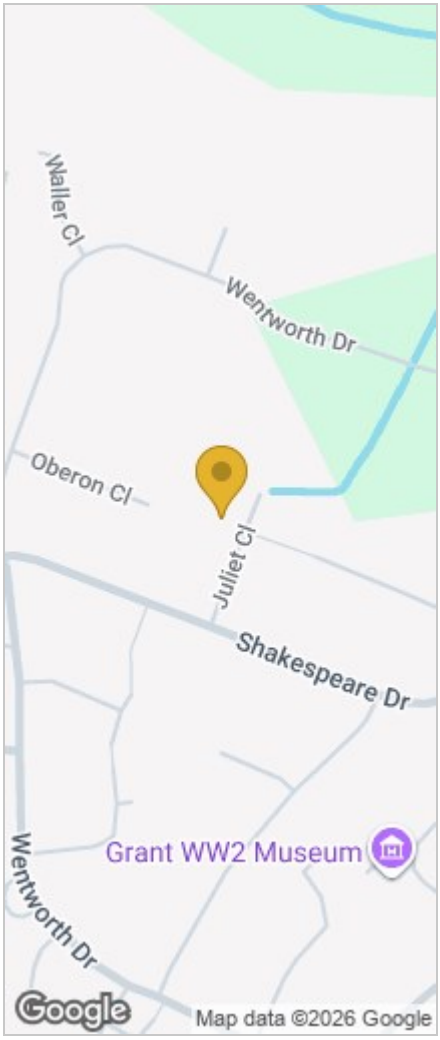
Agents Disclaimer

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.

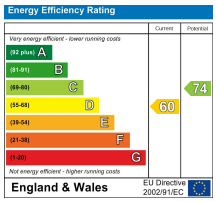
Floor Plan

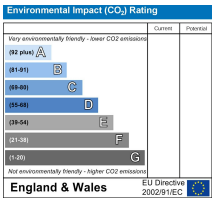


Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.