



## 33 Orkney Close, Nuneaton

Nuneaton

Offers in Region of **£230,000**



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 33 Orkney Close

Nuneaton, Nuneaton

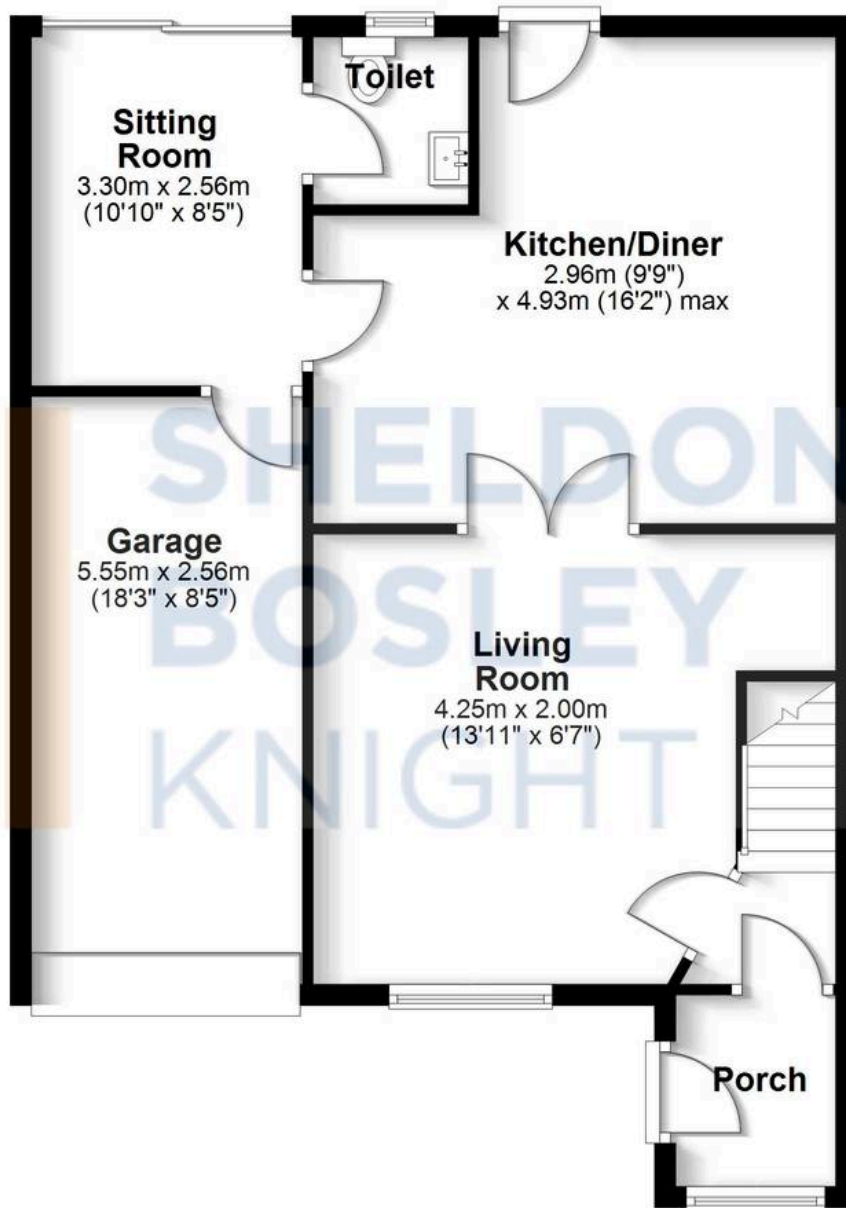
Presenting this spacious and well-appointed three bedroom link detached house with extension, offered to the market with **\*\*NO UPWARD CHAIN\*\*** and ideally situated just a five minute walk from the hospital. This attractive family home provides versatile living accommodation, featuring two generous reception rooms that offer ample space for both relaxation and entertaining. The modern kitchen/diner is thoughtfully designed to accommodate family meals and social gatherings, while the convenience of a downstairs toilet adds to the practical layout of the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable spaces for family members or guests, and the family bathroom is finished to a high standard. The property benefits from a garage with its own drive, offering secure storage or parking, and there is off street parking for up to two cars, ensuring ease for multiple vehicles or visitors. The home has been extended to enhance the living space, and there is excellent potential for further development by incorporating the garage into the main house (subject to the necessary consents), making this an ideal opportunity for those seeking a property with scope to adapt to their needs. The well maintained rear garden (not detailed here) further complements the family-friendly nature of this home. Located in a sought-after area with excellent access to local amenities, schools, and transport links, this property is perfectly positioned for professionals, families, or anyone looking for a convenient and comfortable lifestyle. Early viewing is highly recommended to appreciate the generous proportions, flexible accommodation, and outstanding potential that this superb home has to





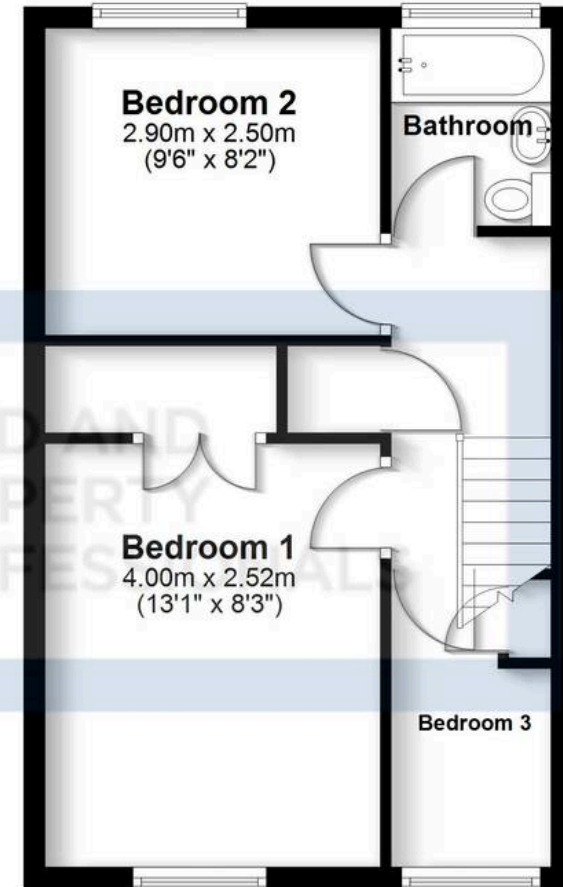
## Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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