



Connells

Harrowfield Close
Nuneaton

Harrowfield Close Nuneaton CV10 9UB

for sale offers over
£350,000



Property Description

Nestled within a highly sought-after location in Nuneaton, this impressive four-bedroom semi-detached home is arranged over three spacious floors, offering flexible and versatile accommodation ideal for modern family living.

Upon entering, you are welcomed by an inviting entrance hall leading to a generous lounge and a well-appointed kitchen/dining area, perfect for both everyday living and entertaining. The ground floor further benefits from a convenient utility room and downstairs W/C.

The first floor comprises two well-proportioned bedrooms and the impressive master bedroom with en-suite and contemporary family bathroom, whilst the entire top floor is dedicated to the impressive bedroom suite, featuring fitted storage and a private en-suite shower room.

Externally, the property boasts a south-facing, low-maintenance rear garden, providing the perfect space to relax and enjoy the sunshine throughout the day.

To the front, there is the added benefit of a driveway and allocated parking.

Further benefits include gas central heating and double glazing throughout.

Entrance Hallway

W.C

Lounge

13' 6" x 11' 5" (4.11m x 3.48m)

Kitchen/Dining Room

18' 1" x 12' 5" (5.51m x 3.78m)

Utility

6' 6" x 4' 5" (1.98m x 1.35m)

Bedroom 1

18' x 10' (5.49m x 3.05m)

En-suite

8' 6" x 3' 7" (2.59m x 1.09m)

Bedroom 3

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom 4

9' 10" x 7' 6" (3.00m x 2.29m)

Bathroom

8' 6" x 6' (2.59m x 1.83m)

Bedroom 2

12' 10" x 11' 5" (3.91m x 3.48m)

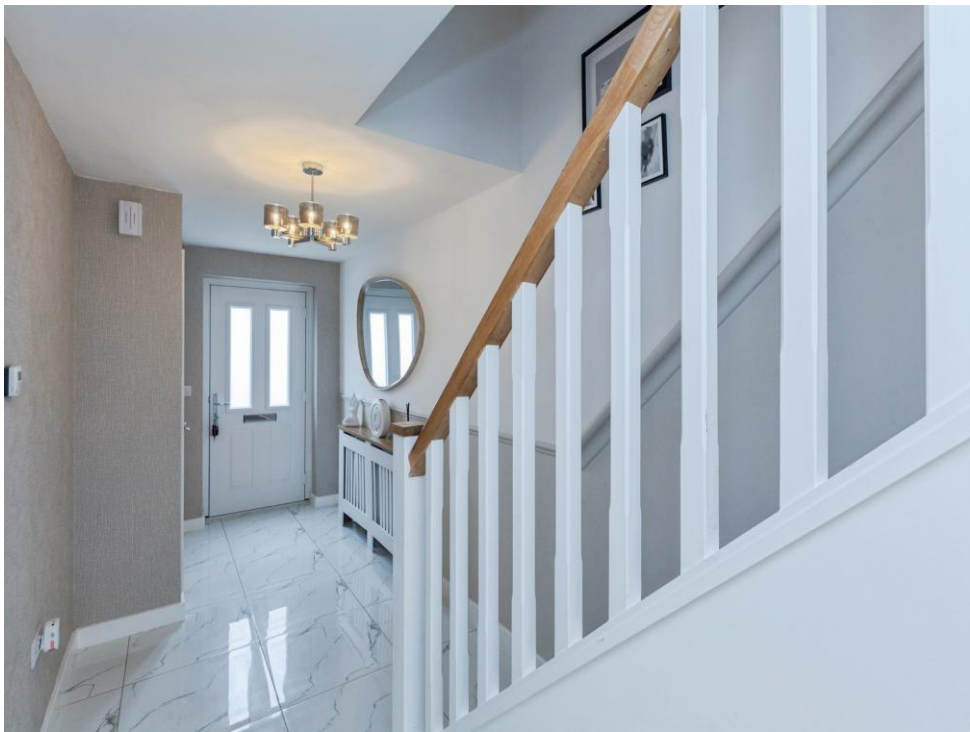
En-Suite

6' 10" x 6' 7" (2.08m x 2.01m)

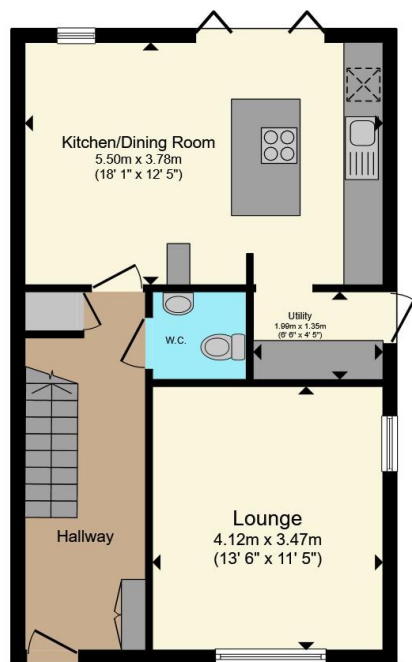
Buyer A.M.L Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

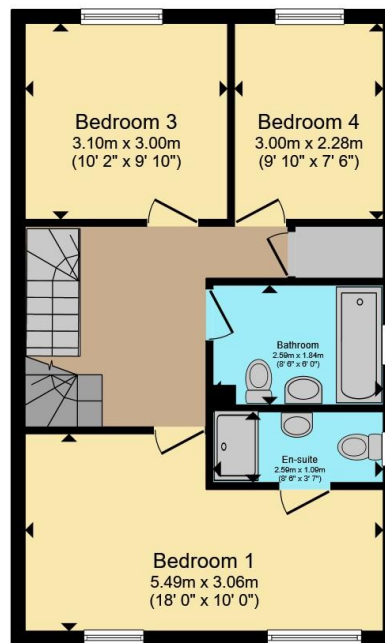




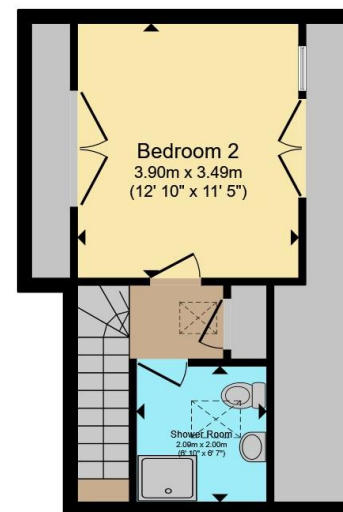




Ground Floor



First Floor



Second Floor

Total floor area 135.0 m² (1,453 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

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88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN314139



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Property Ref: HIN314139 - 0002