KEY

THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645







Offers Around £275,000

3 2 2 D

2 Quantock Drive, Church Farm, Nuneaton CV10 8PU

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

2 Quantock Drive

Church Farm, Nuneaton CV10 8PU

Offers Around £275,000







- *Superb freehold detached family residence*
- *Highly sought-after residential location*
- *Three generous double bedrooms*
- *Versatile converted garage room/study – ideal for home working, hobbies or additional living space*
- *Extensive gardens to three sides, dual driveways and detached garage*
- *Generous corner plot with significant extension potential (STPP)*
- *Air source heat pump*
- *Refitted en-suite shower room and impressive refitted four-piece family bathroom*
- *Spacious breakfast kitchen with useful side conservatory/utility area*
- *Tenure - Freehold. Local authority - NBBC. Council tax band - C. EPC -D.*

Key Estate Agents are thrilled to offer for sale this superb freehold detached family residence, occupying an enviable sizable corner plot within this highly favoured and sought-after residential location. Offering deceptively spacious and well-presented accommodation, together with excellent potential for further extension (subject to the usual planning consents), this impressive home is ideally suited to growing families.

The property also benefits from an air source heat pump, a versatile converted garage room/study and a detached garage with separate side access, providing excellent potential for those working from home or requiring additional office, studio, workshop or hobby space. With generous gardens extending to three sides and extensive parking, this is a property that really must be viewed internally to fully appreciate the space, versatility and potential on offer.

The accommodation briefly comprises an entrance vestibule leading into a welcoming entrance hallway. There is a useful converted garage room/study, together with a full-width lounge offering a generous family living. The breakfast kitchen is well appointed with a comprehensive range of attractive units incorporating a built-in oven & hob, access into a useful side lean-to conservatory/utility area, adding further practical and versatile space.

To the first floor, the landing gives access to three excellent double bedrooms. One of the bedrooms benefits from a refitted en-suite shower room, whilst the main family bathroom has also been refitted and features a four-piece suite.

Outside, the property occupies a generous corner plot with extensive garden grounds extending to three sides. A driveway provides ample off-road parking, whilst the neatly landscaped gardens.

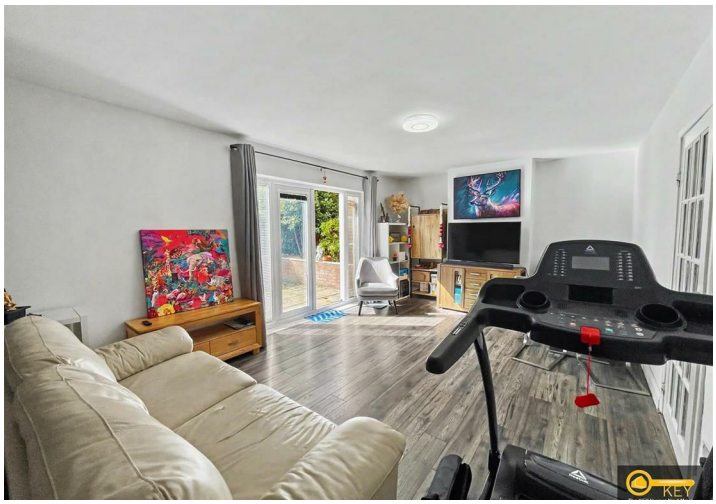
There is also a further gated driveway providing additional hardstand and access to the detached garage, offering excellent flexibility for storage, workshop use or additional vehicle parking.

Early viewing highly recommended.

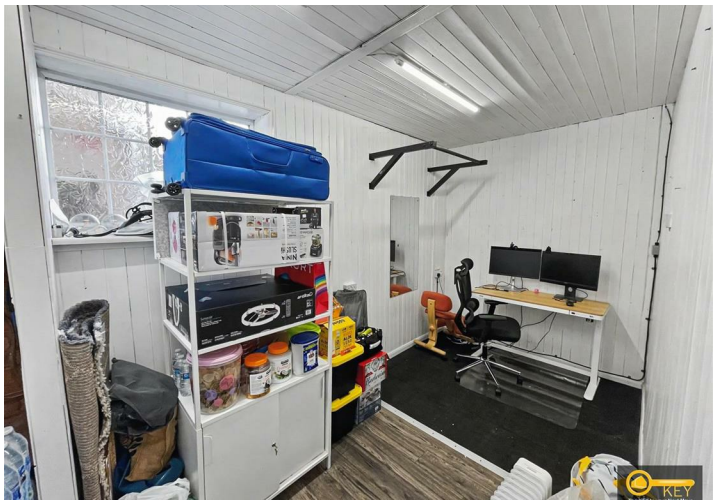
Agent's disclaimer

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.

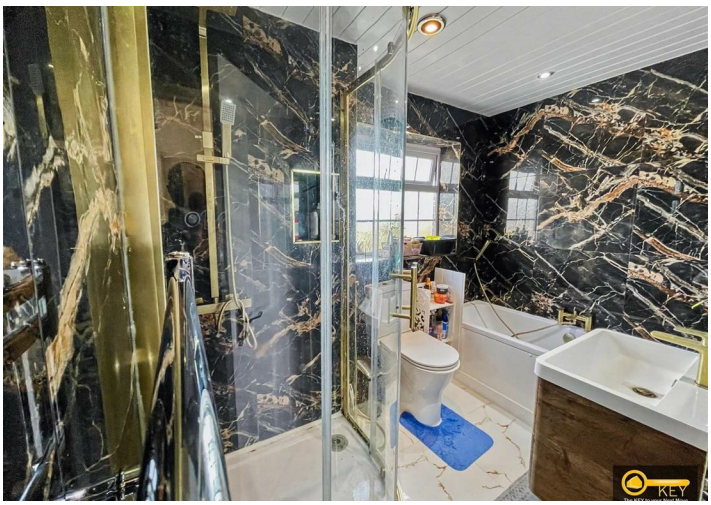








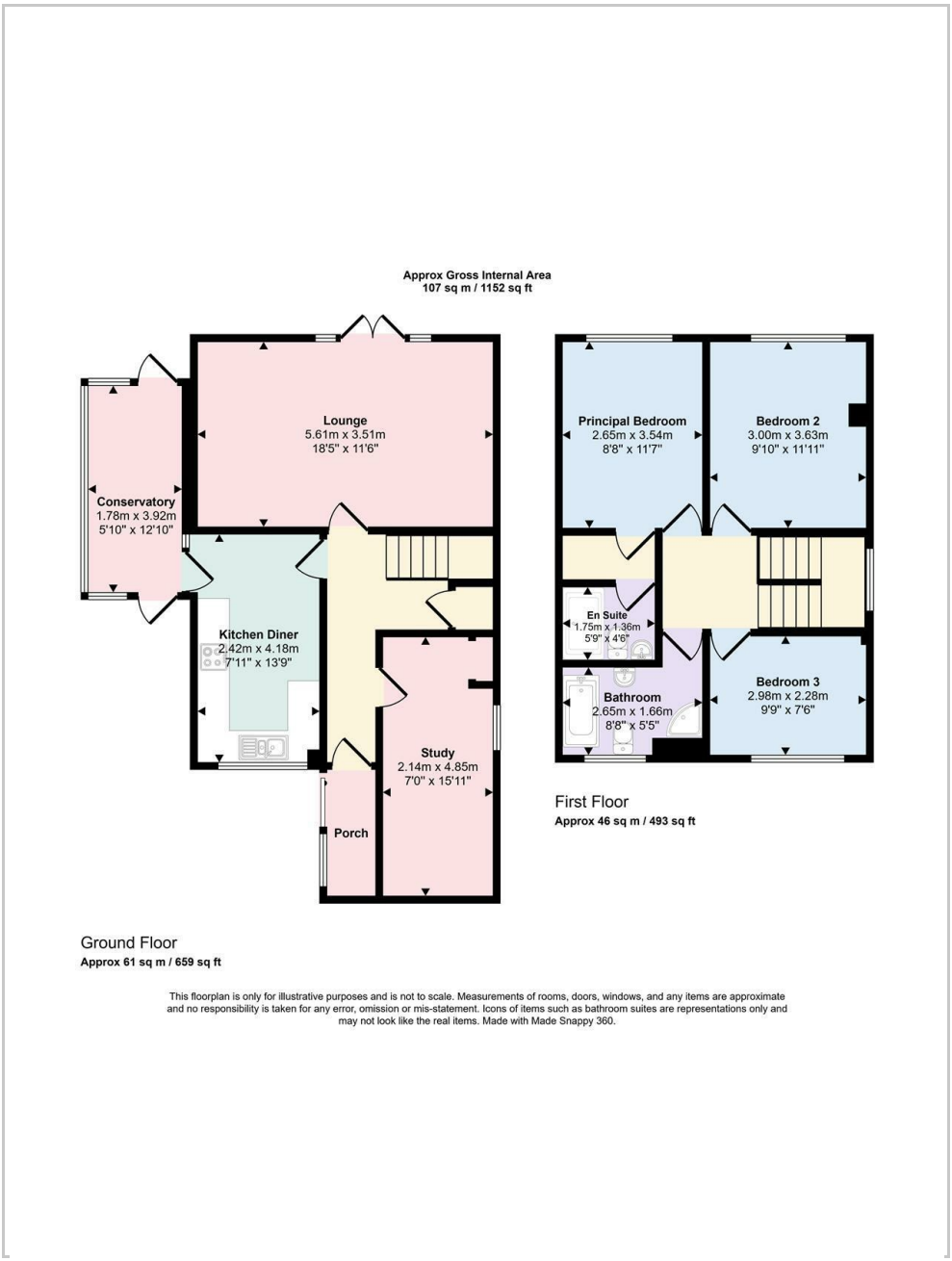




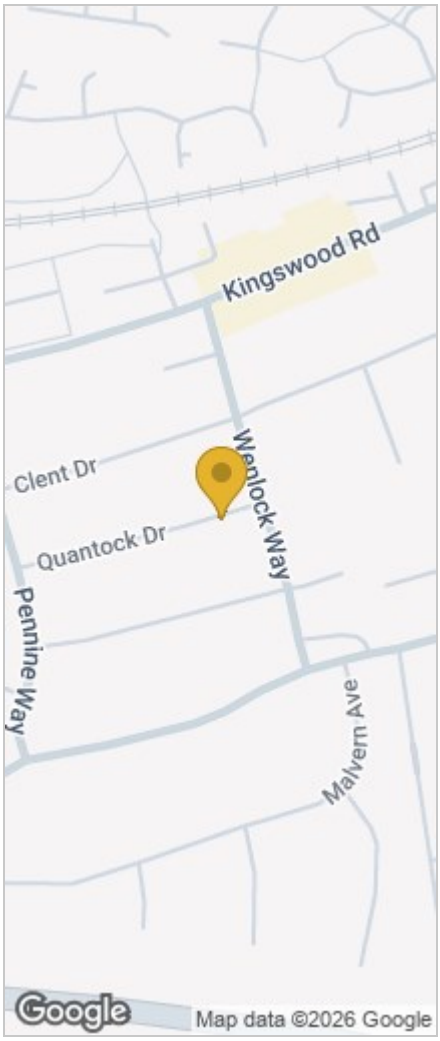




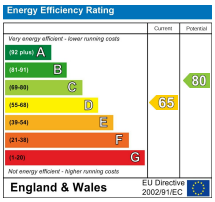
Floor Plan

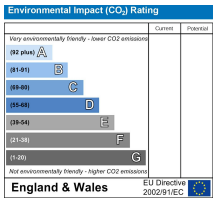


Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

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.

KEY Estate Agents
2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com

These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.
Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale.
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.