



## Cambridge Drive, Nuneaton, CV10 8LW

£310,000

Substantial three bedroom detached family home which provides a modern, much improved interior that provides ample ground floor family living areas and rear gardens that have been landscaped and provide good degrees of privacy.

The accommodation briefly comprises: Entrance hall, comfortable lounge, open plan refitted dining kitchen, spacious conservatory, utility room and guests cloakroom. Landing, three bedrooms and family bathroom. Driveway and private rear gardens



# 23 Cambridge Drive, Nuneaton, CV10 8LW

## ENTRANCE HALL

Stairs to first floor, wood laminate flooring



## LIVING ROOM 16'8" x 13'5" (5.1 x 4.1)

Double glazed window to front aspect, log burner with exposed brick walling, door to kitchen area



## KITCHEN DINING ROOM 22'7" x 13'1" (6.9 x 4.0 )

Bright and spacious open plan modern kitchen dining family area with integrated appliances, open plan to conservatory area



## UTILITY ROOM 11'5" x 7'2" (3.5 x 2.2)

Separate utility with floor and wall units, washing and drying facilities



## CLOAKROOM

Low level wc, wash hand basin, frosted window, tiled surrounds

## CONSERVATORY 13'5" x 9'6" (4.1 x 2.9)

Double glazed conservatory with access to gardens and open plan to kitchen area



## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 13'1" x 7'10" (4.0 x 2.4)

Double glazed window, carpet flooring, fitted wardrobes

## BEDROOM 14'5" x 8'10" (4.4 x 2.7)

Double glazed window, carpet flooring

## BEDROOM 9'2" x 6'10" (2.8 x 2.1)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## OUTSIDE

Landscaped rear gardens with patio areas, good degrees of privacy. Parking for several vehicles to front



