



20 Wisteria Way, Nuneaton , CV10 7SS
£250,000 Freehold

Wisteria Way, Nuneaton

3 Bedrooms, 1 Bathroom

£250,000

- A THREE BEDROOM TOWN HOUSE
- SEPERATE LOUNGE
- GOOD SIZED KITCHEN/DINER
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS AND A SINGLE
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN AND PATIO

A THREE BEDROOM TOWN HOUSE IN BERMUDA PARK, NUNEATON.

Comprising entrance hallway, downstairs WC, lounge, kitchen/diner. First floor three bedrooms and a family bathroom. Enclosed rear garden, and garage and off road parking at the front. Gas central heating and double glazed. NO CHAIN!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALLWAY A welcoming entrance hallway featuring attractive wood-effect flooring, neutral décor and a staircase rising to the first floor. Benefiting from a useful built-in storage cupboard, the hallway provides access to the principal ground floor accommodation and creates a bright, inviting first impression of the property. Heated via gas central heating.

LOUNGE 9' 10" x 17' 2" (3.02m x 5.24m) A spacious and well-proportioned reception room enjoying a bright and airy feel, enhanced by a large double glazed window overlooking the rear aspect. Finished in neutral tones with attractive wood-effect flooring, the room offers ample space for both living and entertaining furniture. Heated via gas central heating and providing a comfortable setting for everyday family life.

DOWNSTAIRS CLOAKROOM 4' 7" x 3' 4" (1.40m x 1.02m) Convenient ground floor cloakroom fitted with a modern white two-piece suite comprising WC and wash hand basin. Benefiting from a frosted double glazed window providing natural light and privacy,

together with tiled flooring and a gas central heating radiator. An ideal addition for guests and everyday convenience.

KITCHEN/DINER 15' 9" x 13' 5" (4.82m x 4.10m) A spacious and sociable kitchen/dining room, ideal for both everyday family living and entertaining. Fitted with a range of modern wall and base units complemented by contrasting work surfaces, the room offers ample space for dining furniture. Benefiting from tiled flooring, a double glazed window and a glazed rear door providing access to the garden, the space enjoys plenty of natural light. Heated via gas central heating, creating a practical and welcoming heart of the home.

KITCHEN AREA Fitted with a range of modern wall and base units with complementary work surfaces and tiled splashbacks, this well-appointed kitchen offers a practical layout with ample storage and preparation space. Incorporating an inset sink and drainer, integrated oven with four-ring gas hob and extractor hood over, together with space and plumbing for

additional appliances. A double glazed window provides natural light, while tiled flooring and gas central heating complete this functional and attractive space.

FIRST FLOOR LANDING Providing access to all bedrooms and family bathroom

SINGLE BEDROOM 6' 7" x 7' 9" (2.03m x 2.38m) A well-presented single bedroom enjoying a bright and airy feel thanks to a double glazed window. Finished in neutral décor with attractive wood-effect flooring, the room offers versatile accommodation and would be ideally suited as a child's bedroom, guest room, nursery or home office. Benefiting from gas central heating.

DOUBLE BEDROOM 9' 6" x 9' 1" (2.90m x 2.77m) A generously sized double bedroom benefiting from a range of fitted sliding-door wardrobes providing excellent storage space. The room enjoys plenty of natural light from a double glazed window and is



finished in neutral décor with attractive wood-effect flooring. A comfortable and versatile bedroom, ideal for a range of furnishings, and heated via gas central heating.

DOUBLE BEDROOM 9' 4" x 16' 6" (2.87m x 5.05m) A spacious and well-presented double bedroom offering a bright and airy atmosphere, enhanced by two double glazed windows allowing for excellent natural light. The room benefits from fitted mirrored wardrobes providing generous storage, together with additional built-in drawer units. Finished in neutral décor with attractive wood-effect flooring and gas central heating, this comfortable principal bedroom offers ample space for a full range of bedroom furnishings.

FAMILY BATHROOM 6' 2" x 5' 7" (1.89m x 1.71m) A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glazed shower screen, vanity wash hand basin with useful storage beneath, and WC. Finished with tiled walls and benefiting from recessed ceiling spotlights, the room provides a bright and practical space for everyday use. Heated via gas central heating.

ENCLOSED REAR GARDEN A low-maintenance and private rear garden, fully enclosed by timber fencing, providing an ideal space for outdoor relaxation and entertaining. The garden features a paved patio area





Approx Gross Internal Area
80 sq m / 862 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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