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Offers Over £325,000

62 Nuthurst Crescent, Ansley, Nuneaton CV10 9PJ



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KEY ESTATE AGENTS

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# 62 Nuthurst Crescent

Ansley, Nuneaton CV10 9PJ

**Offers Over £325,000**



Enviable situated within the popular and highly sought-after village of Ansley, this is an excellent opportunity to acquire a considerably extended and superbly presented freehold four-bedroom semi-detached residence. Offering well laid out, deceptively spacious, bright and airy accommodation extending to approximately 1,400 sq. ft., internal inspection of this fine home is essential to fully appreciate the space, layout and quality on offer.

The accommodation briefly comprises a storm porch leading into the entrance hall, with stairs rising to the first floor. There is a useful study/second reception room, ideal for home working or a playroom. The heart of the home is a delightful and spacious lounge combined with dining area, which flows seamlessly into a most impressive breakfast kitchen. The kitchen boasts built-in appliances, a central island and French doors opening onto the patio area, creating a superb space for both everyday living and entertaining. An additional useful utility room and ground floor W.C. complete the ground floor accommodation.

To the first floor, the landing provides access to four good-sized bedrooms, with the primary bedroom benefiting from its own en-suite bathroom. A further modern shower room services the remaining three bedrooms.

Externally, the property enjoys an extensive block paved driveway

providing off-road parking for at least four vehicles. The rear garden is fully enclosed, low maintenance and not directly overlooked, offering a good degree of privacy.

Overall, this is a most impressive home incorporating many pleasing features, ideal for growing families. Early inspection is highly recommended.

#### **Disclaimer**

*Agents Note: 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.*

- **Sought-after village location in Ansley**
- **Substantially extended freehold semi-detached home**
- **Four good-sized bedrooms**
- **Approx. 1,400 sq. ft. of bright and airy accommodation**
- **Spacious lounge and dining area ideal for entertaining**
- **Impressive breakfast kitchen with central island & built-in appliances**
- **French doors opening onto patio and rear garden**
- **Study / second reception room – ideal for home working**
- **En-suite to primary bedroom plus additional family shower room**
- **Extensive driveway providing parking for four vehicles**



## Floor Plan

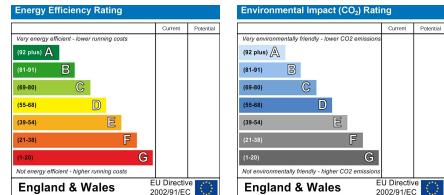
## Area Map



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.



## Energy Efficiency Graph



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