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For Sale

Tel: 024 7635 7645



Offers Around £275,000

2 Quantock Drive, Church Farm, Nuneaton CV10 8PU



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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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

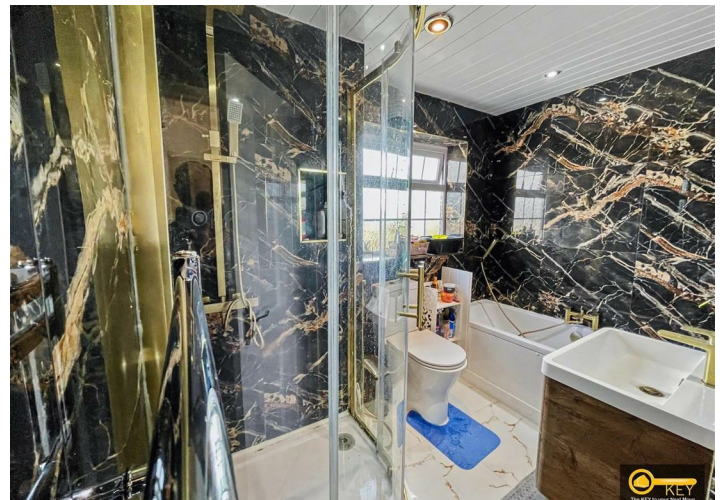
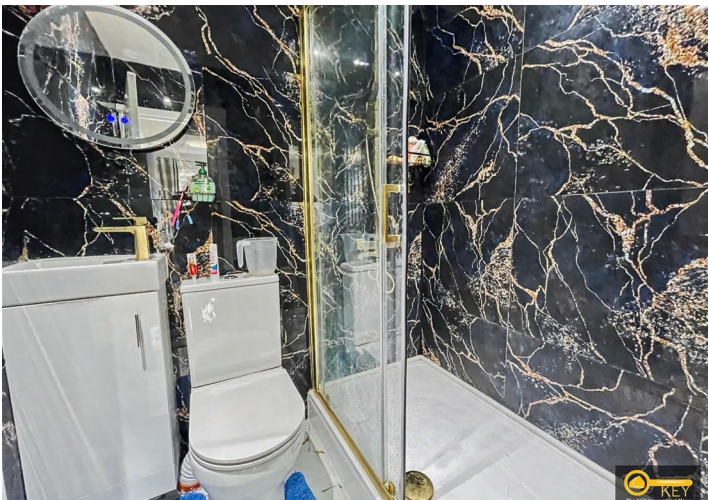
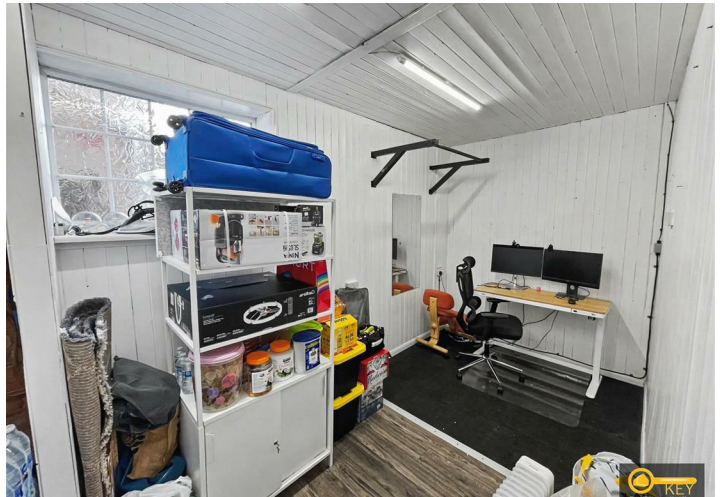
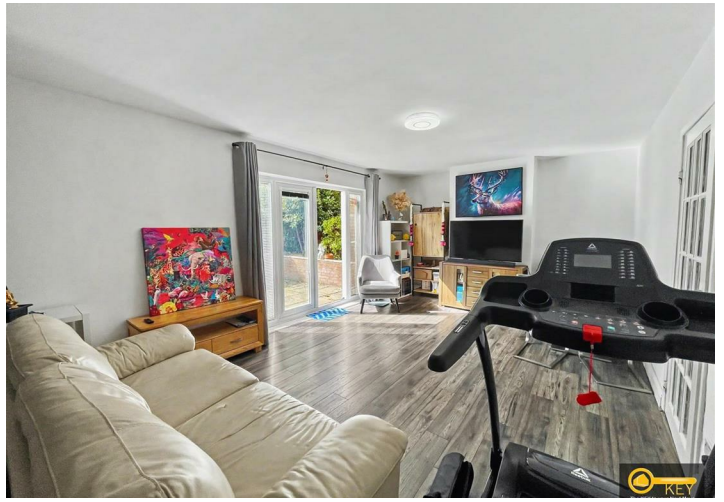
off-road parking, whilst the neatly landscaped gardens.

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.

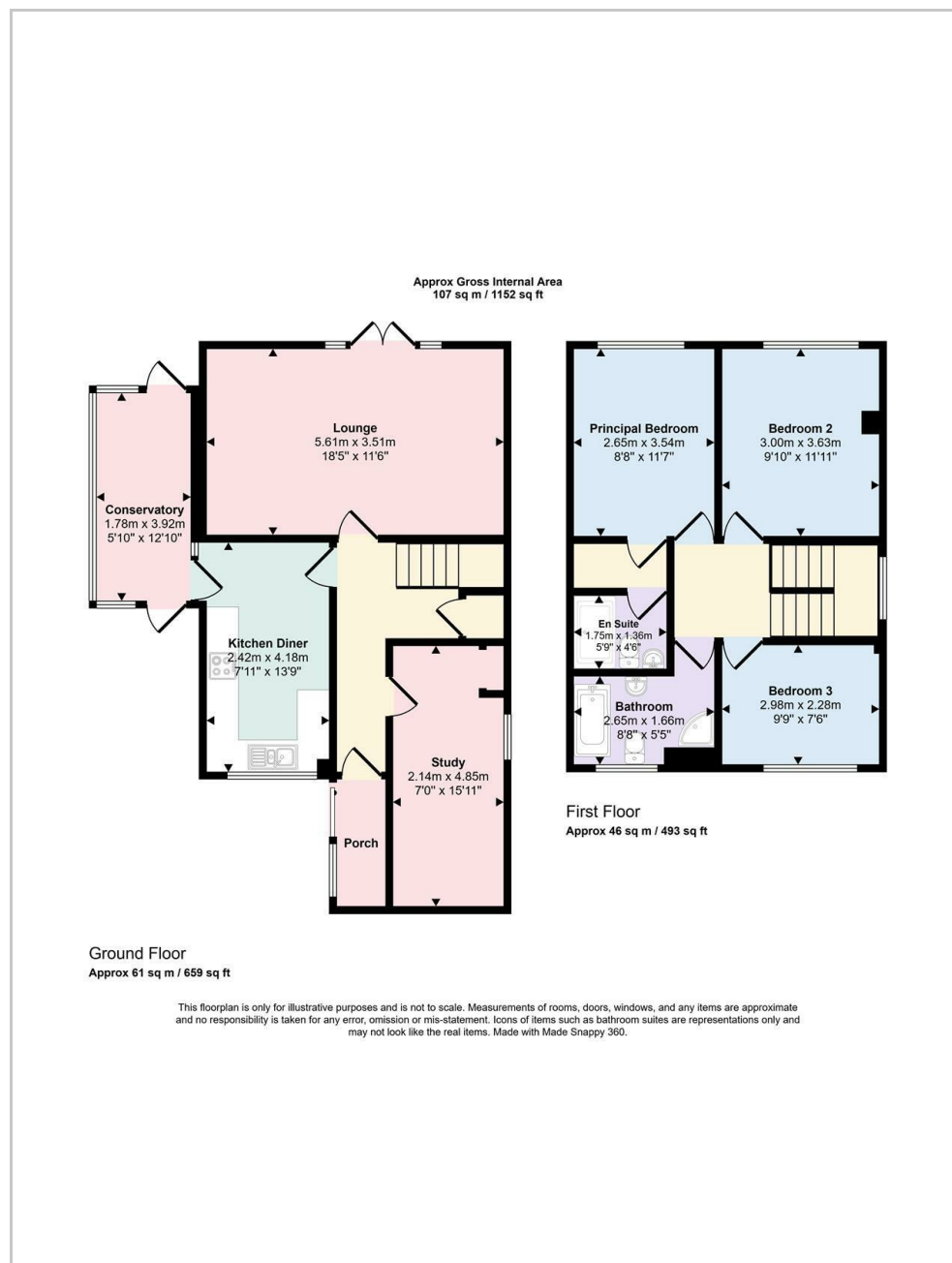
Early viewing highly recommended.

Agent's disclaimer

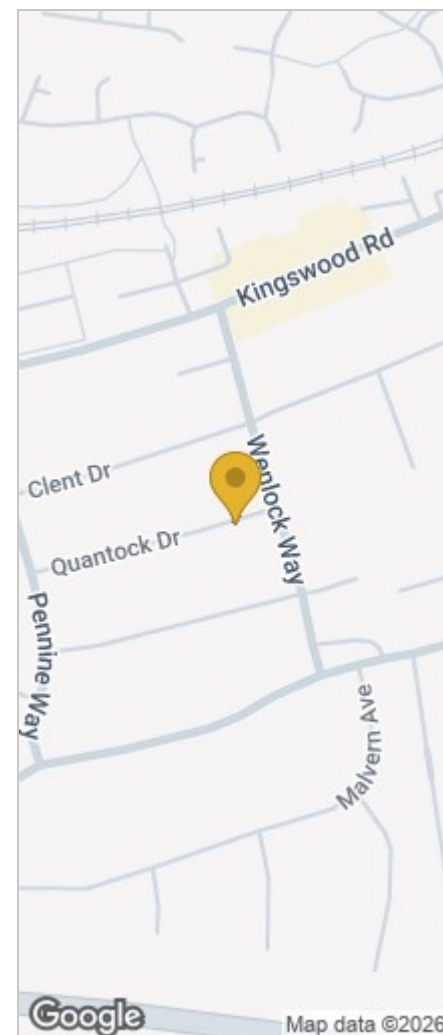
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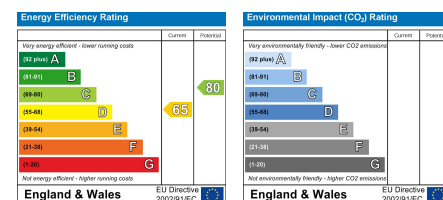
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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