



**Mendip Drive, Nuneaton
CV10 8PT
£220,000**

Freehold - Nuneaton & Bedworth Band: B - EPC: C

Nestled in the desirable Church Farm area of Nuneaton, this charming three-bedroom semi-detached house on Mendip Drive offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads into a well-presented lounge and dining room, ideal for both relaxation and entertaining. The fitted kitchen is thoughtfully designed, providing a functional space for culinary pursuits.

Upstairs, you will find three inviting bedrooms, each offering ample space and natural light, along with a modern shower room that caters to the needs of a growing family. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons.

Outside, the property boasts a driveway with parking for two vehicles, a valuable feature in this popular estate. The enclosed rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, a lean-to on the side of the property offers extra storage.

This well-presented home is situated in a sought-after location, making it an excellent choice for families or professionals seeking a peaceful yet accessible living environment. With its combination of modern amenities and a welcoming atmosphere, this property is sure to attract interest. Do not miss the opportunity to make this delightful house your new home.



Entrance Hall

14'10" x 6'8" (4.51m x 2.02m)

Entrance via front door with stairs off to the first floor, door leading to:

Lounge/Dining Room

23'7" x 12'11" (7.20m x 3.93m)

With double glazed bay window to front, double glazed doors to rear and radiator, door to:

Kitchen

9'6" x 7'10" (2.90m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and tap over, fitted induction hob with extractor over and fan assisted oven, double glazed window to lean to and storage cupboard.

Landing

8'8" x 6'8" (2.63m x 2.02m)

Doors off to various rooms, storage cupboard and double glazed window to side.

Bedroom

14'1" x 9'6" (4.30m x 2.90m)

With double glazed window to front and radiator.

Bedroom

11'10" x 8'10" (3.60m x 2.70m)

With double glazed window to rear and radiator.

Bedroom

9'2" x 7'3" (2.80m x 2.20m)

With double glazed window to front and radiator.

Shower Room

7'3" x 7'10" (2.20m x 2.40m)

Fitted with a shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap, tiled splashbacks, heated towel rail and obscure double glazed window to rear.

Lean-to

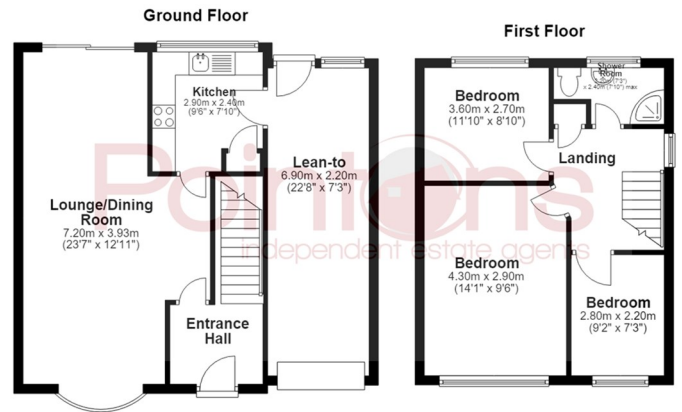
With doors front and rear.

Outside

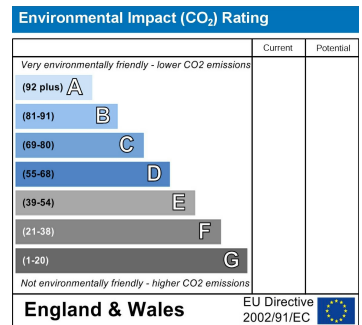
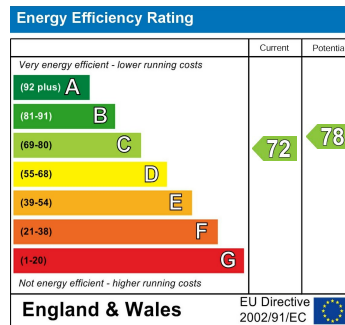
To front there is a tarmacked driveway for multiple vehicles, to rear an enclosed garden made up of lawn and patio areas.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

