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5 Portreath Drive, Nuneaton CV11 6GH

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Situated in the popular Horeston Grange area of Nuneaton, this attractive two-bedroom home offers a modern interior, a spacious rear garden and allocated parking, making it a lovely place to call home.

The ground floor comprises an entrance hallway, a fitted kitchen with plenty of cupboard and worktop space, and a spacious lounge/diner to the rear. Patio doors let in plenty of natural light and lead out to the rear garden. There is also a downstairs WC.

Upstairs, there are two double bedrooms, with built-in wardrobes to the main bedroom, along with a modern family bathroom with a shower over the bath.

Outside, the property has a good-sized rear garden and one allocated parking space to the front.

A great option for anyone looking for a well-kept home in a popular residential area.

Entrance



Entered via part glazed entrance door into an entrance hall with stairs rising to the first floor and access to the lounge / diner and kitchen.

Kitchen 5'9" x 8'8" (1.75m x 2.63m)



Fitted with a modern range of base and wall mounted units with fitted work surfaces, sink unit, integrated electric oven and four ring gas hob with hood over, integrated fridge and freezer, space for washing machine, tiled surround and window to front aspect.

Lounge Diner 12'7" x 11'3" (3.83m x 3.42m)



With double doors to rear garden, TV point, radiator, two windows to rear aspect.

Principal Bedroom 9'0" x 10'0" (2.74m x 3.05m)





Double bedroom with windows to the front aspect. Measurement excludes built-in wardrobe, boiler cupboard and over-stairs recess.

Bedroom 2 6'9" x 11'7" (2.07m x 3.53m)



Single bedroom with window to rear aspect.

Bathroom 5'5" x 8'6" (1.66m x 2.59m)



Fitted with a white low flush WC, pedestal wash hand basin and panelled bath with electric shower system over, tiled surrounds, extractor fan, opaque window to rear aspect.

W.C. 5'10" x 3'1" (1.78m x 0.95m)



Benefitting from a low flush W/C and sink unit.

Rear Garden

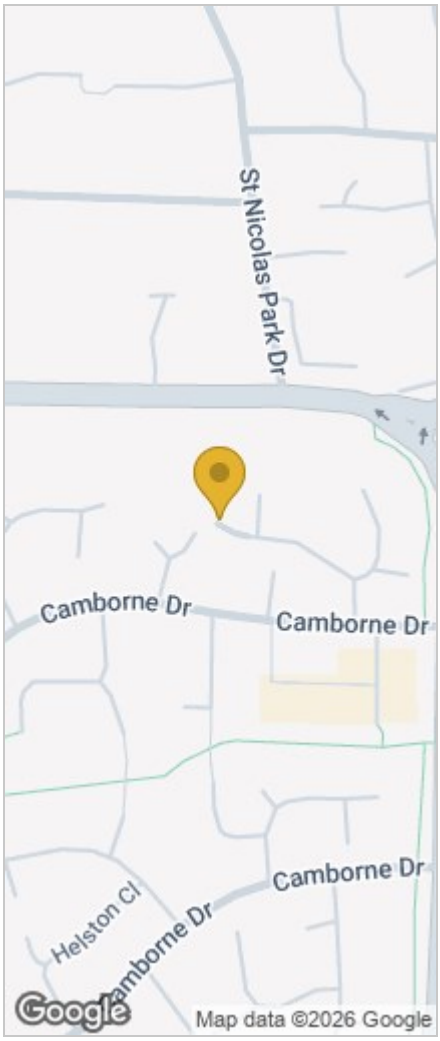


Enclosed by timber fencing and westerly facing with adjacent paved patio area and artificial lawn.

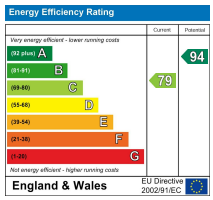
Floor Plan

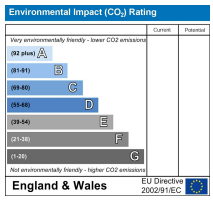


Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale.
The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.