KEY

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For Sale

Tel: 024 7635 7645







£290,000

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3 Ribbon Avenue, Ansley, Nuneaton CV10 9TJ

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

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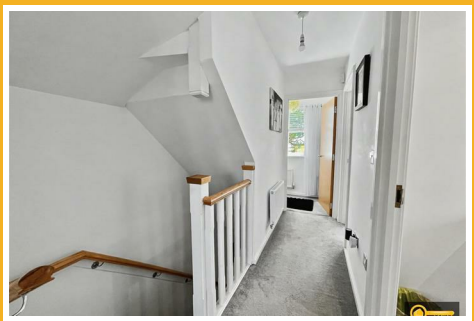
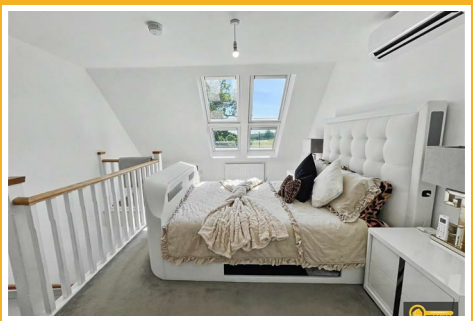
£290,000







- AIR CONDITIONING installed for year-round comfort
- Spacious and versatile accommodation arranged over three floors
- Stunning open-plan living kitchen diner with French doors to the garden
- Driveway providing off-road parking for three vehicles
- Remaining NHBC warranty for added peace of mind
- Exceptional modern semi-detached family home built by Countryside Homes in 2020
- Air conditioning installed for year-round comfort
- Impressive top-floor principal bedroom suite with en-suite shower room
- Beautifully landscaped and fully enclosed rear garden with extensive patio area
- Viewing highly recommended to fully appreciate this superb home - Tenure - Freehold, Local Authority - NWBC, EPC Rating - B, Service charge - £120 per annum.

A particular feature of the property is the benefit of AIR CONDITIONING, providing additional comfort throughout the warmer months, whilst the tasteful décor and high specification finish make this a true "move straight in" home.

Key Estate Agents are delighted to offer for sale this exceptionally well-presented and beautifully maintained freehold modern semi-detached residence, occupying a delightful position within this highly sought-after residential development. Constructed in 2020 by the highly regarded Countryside Homes and benefiting from the remainder of its NHBC warranty, this stylish and deceptively spacious family home offers contemporary living over three floors and is ideally suited to discerning first-time purchasers, professional couples and growing families alike.

Internal inspection is absolutely essential to fully appreciate the quality, space and versatility of the accommodation on offer.

The accommodation briefly comprises an inviting entrance hallway, cloakroom/W.C. and an impressive open-plan living kitchen diner. The kitchen is fitted with a comprehensive range of attractive contemporary base, drawer and wall units incorporating a range of built-in appliances, whilst the living area enjoys French doors opening onto the rear patio, creating a wonderful space for entertaining.

To the first floor there is a landing serving two generously proportioned bedrooms together with a modern family bathroom fitted with a stylish three-piece suite.

A further staircase rises to the second floor where an impressive principal bedroom suite occupies the entire top floor. This superb space benefits from open countryside views, built-in storage and a modern en-suite shower room.

Externally, the property is pleasantly set back from a service road and benefits from a driveway providing off-road parking for THREE vehicles. Side pedestrian access leads to a beautifully landscaped rear garden, being fully enclosed and incorporating an extensive paved patio area.

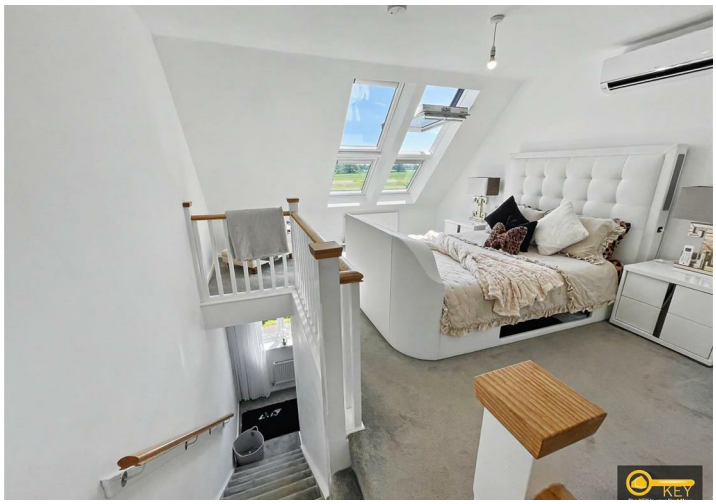
Agents Disclaimer

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.



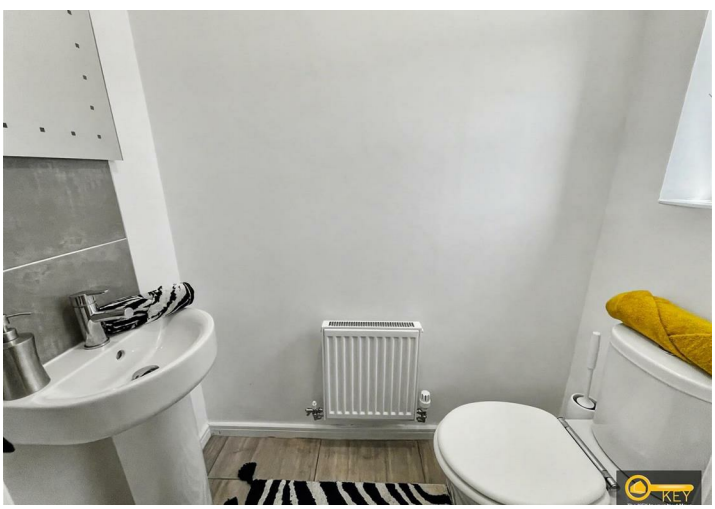


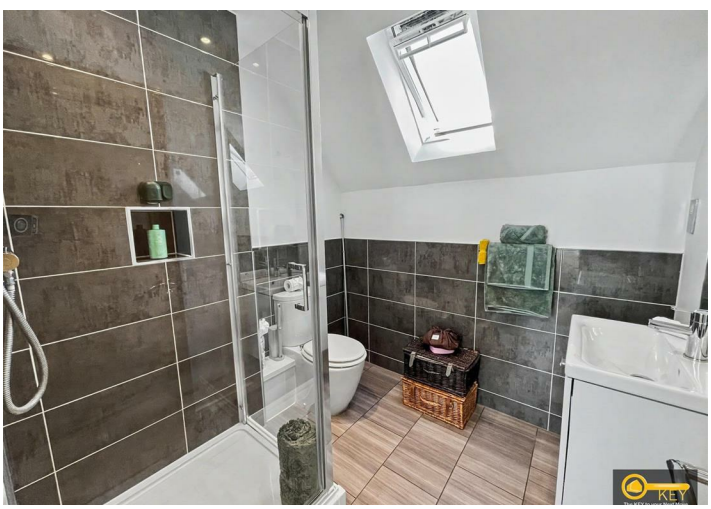




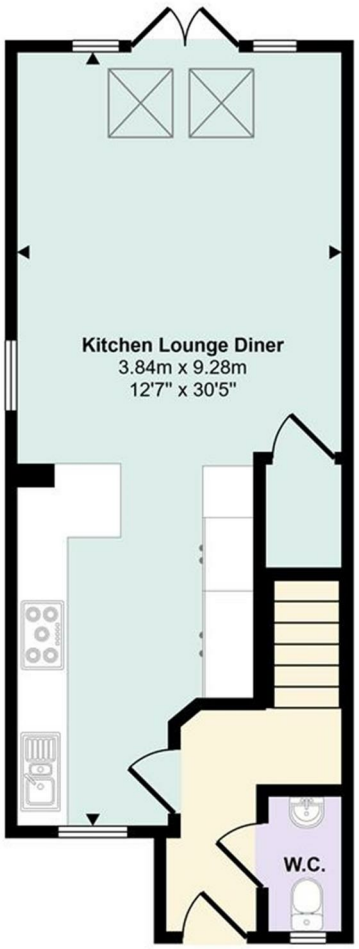








Floor Plan



Ground Floor
Approx 38 sq m / 407 sq ft

Denotes head height below 1.5m

ustrative purposes and is not to scale. Measurements of rooms, doors, windows, and
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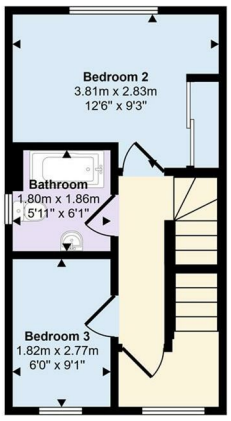
may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 28 sq m / 299 sq ft

Denotes head height below 1.5m

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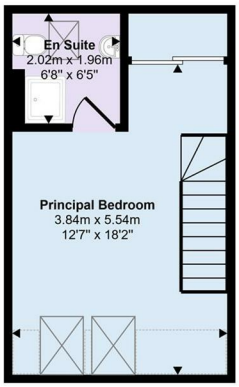

Second Floor
Approx 25 sq m / 270 sq ft

Denotes head height below 1.5m

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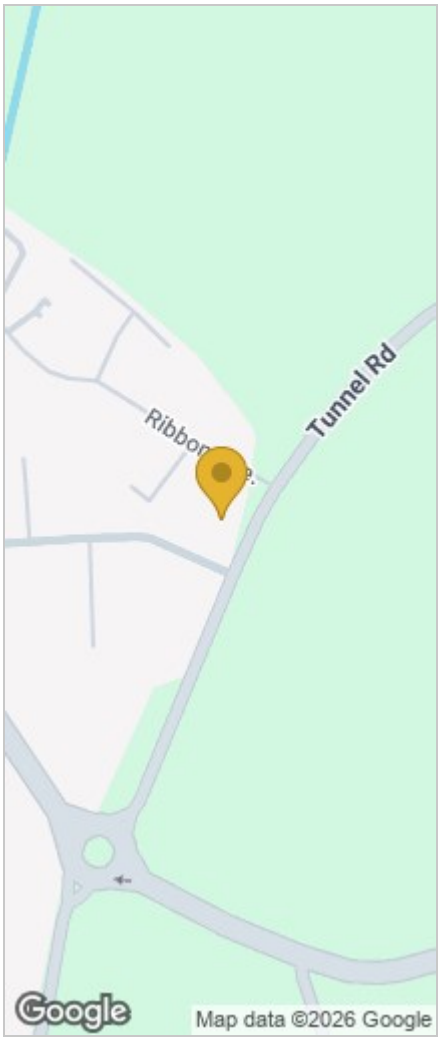
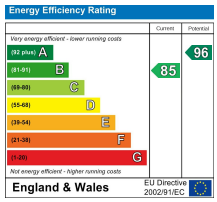
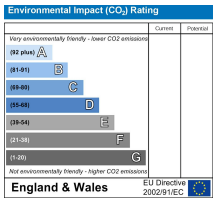
Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents
2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com

These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.
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.