



74 Marsdale Drive, Nuneaton

Nuneaton

Offers in Region of £285,000



**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

74 Marsdale Drive

Nuneaton

This beautifully presented three-bedroom semi-detached house offers a superb opportunity for families and professionals seeking a home in a popular residential area. The property is in excellent decorative order throughout, providing an inviting and comfortable living environment from the moment you step inside. The spacious entrance hall leads to a generous lounge, the dining area flows seamlessly into a well-appointed conservatory (finished to a high standard) that is perfect for relaxing or entertaining guests. The kitchen, complete with a dedicated dining area, is thoughtfully designed for both every-day meals and special occasions. A convenient downstairs WC adds to the practicality of the ground floor layout. Upstairs, the principal bedroom benefits from a modern en suite shower room, while two further bedrooms provide ample space for family, guests, or a home office. The family bathroom is finished to a high standard, complementing the overall quality found throughout the home. Features such as leaded light double glazing ensure energy efficiency and a classic aesthetic. The property boasts a garage with its own drive, which can be accessed directly from the house, as well as off-street parking for up to four cars (ideal for multi-car households or visitors). This home is set in a sought-after location, offering easy access to local amenities, schools, and transport links. With its combination of tasteful décor, practical features, and generous living spaces, this house is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

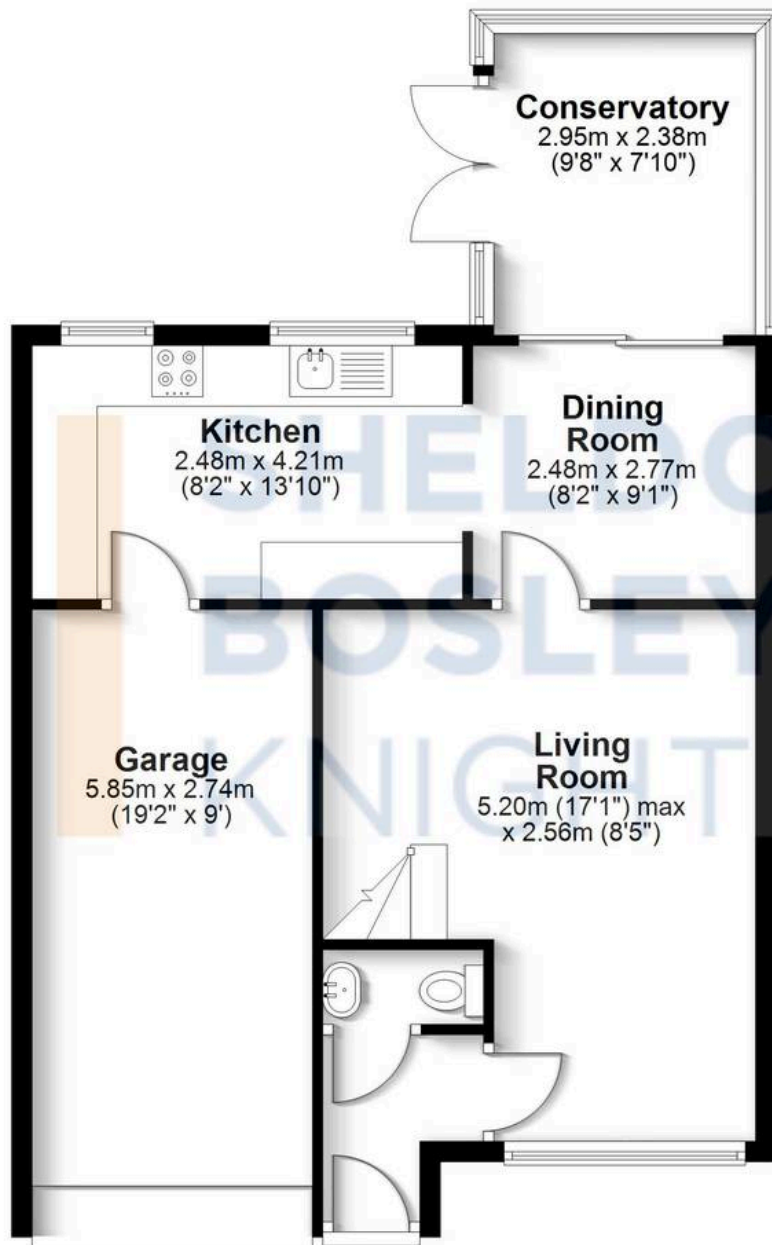
Council Tax band: C





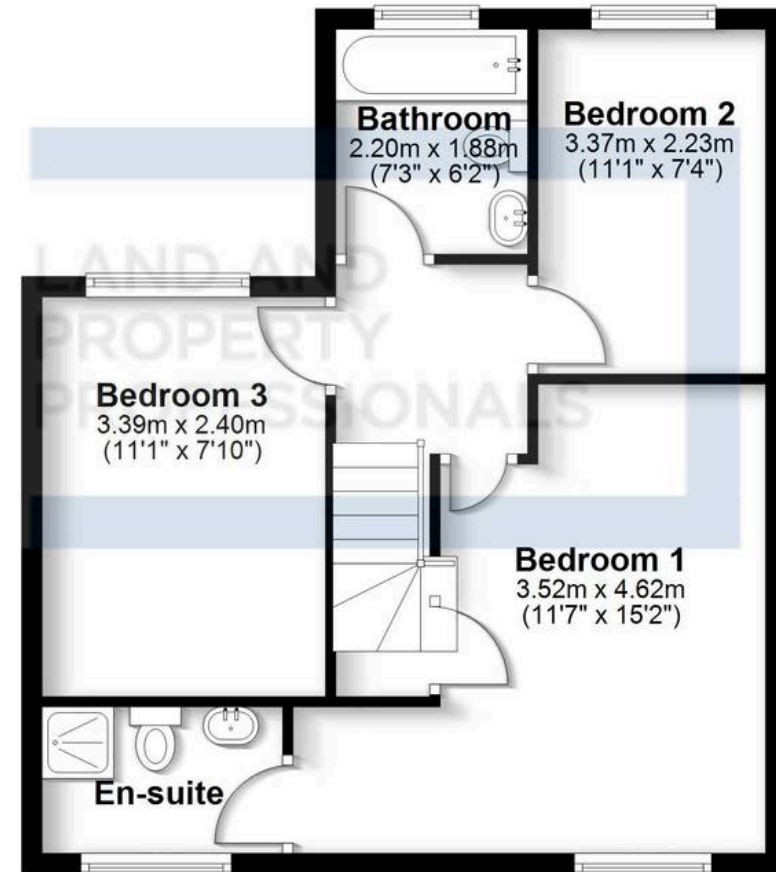
Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Nuneaton

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