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For Sale

Tel: 024 7635 7645



£290,000

83 Wiclif Way, Church Farm, Nuneaton CV10 8NF



E-mail: sales@keystateagents.com

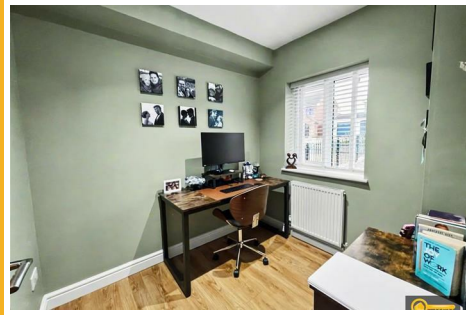
KEY ESTATE AGENTS

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83 Wiclif Way

Church Farm, Nuneaton CV10 8NF

£290,000



- Considerably extended freehold semi-detached residence
- Spacious 23ft lounge/dining room
- Impressive breakfast kitchen with integrated appliances
- Well-appointed family bathroom with separate shower cubicle
- Landscaped, low-maintenance rear garden with patio & detached brick garage

- FOUR DOUBLE BEDROOMS
- Separate study ideal for home working
- Utility room plus ground floor shower room/WC
- Block paved driveway providing parking for several vehicles
- Epc - C

Here is an excellent opportunity to acquire a superbly presented and considerably extended freehold semi-detached residence, boasting FOUR DOUBLE BEDROOMS.

Internal inspection of this fine home is absolutely essential to fully appreciate the deceptively spacious and well-presented accommodation on offer, which is ideally suited to growing families.

The property briefly comprises an entrance hallway, a useful study ideal for home working, and a superb full-depth lounge/dining room measuring approximately 23ft in length, creating a fantastic space for both everyday living and entertaining.

The impressive breakfast kitchen is fitted with a comprehensive and attractive range of units incorporating a double built-in oven, hob, extractor, integrated dishwasher, and Belfast-style sink unit. French patio doors lead out to the garden area, enhancing the sense of space and natural light. A further practical addition is the separate utility room, which in turn provides access to a ground floor shower room/WC.

To the first floor, a spacious landing serves four double bedrooms, along with a well-appointed family bathroom featuring a separate shower cubicle.

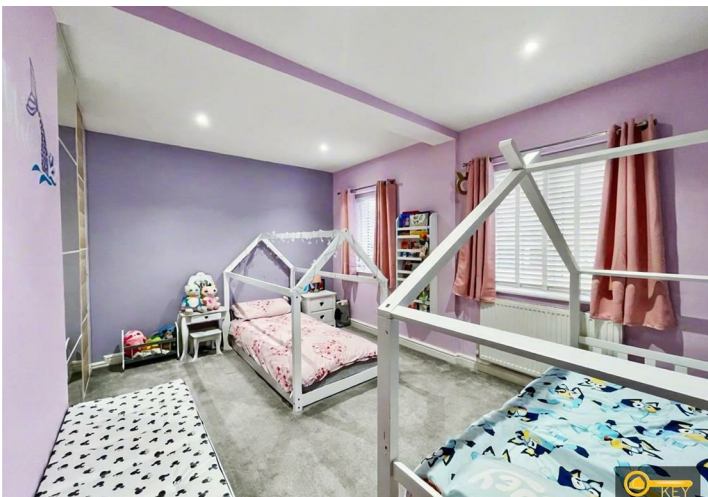
Outside, a block paved driveway provides off-road parking for several vehicles. The rear garden is neatly landscaped, fully

enclosed, and designed with low maintenance in mind, enjoying a good-sized paved patio area ideal for outdoor dining. There is also the benefit of a detached brick-built garage.

Overall, this is a substantial and versatile family home in excellent condition, viewing is strongly advised.

Agent disclaimer

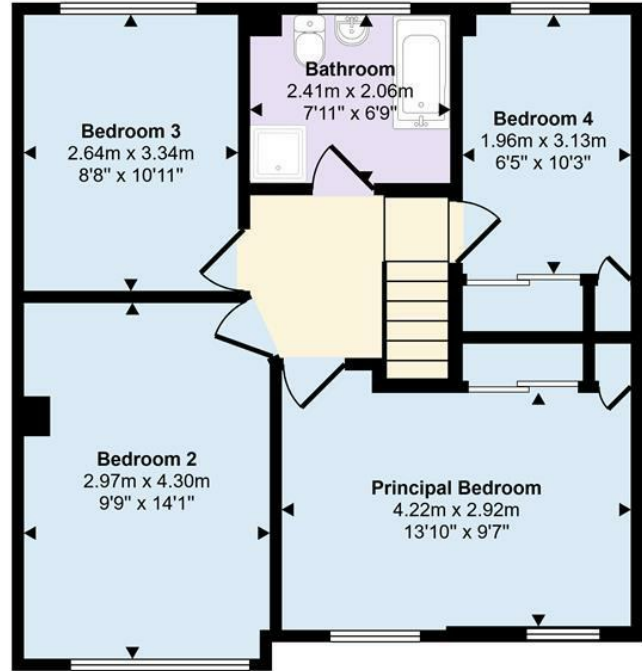
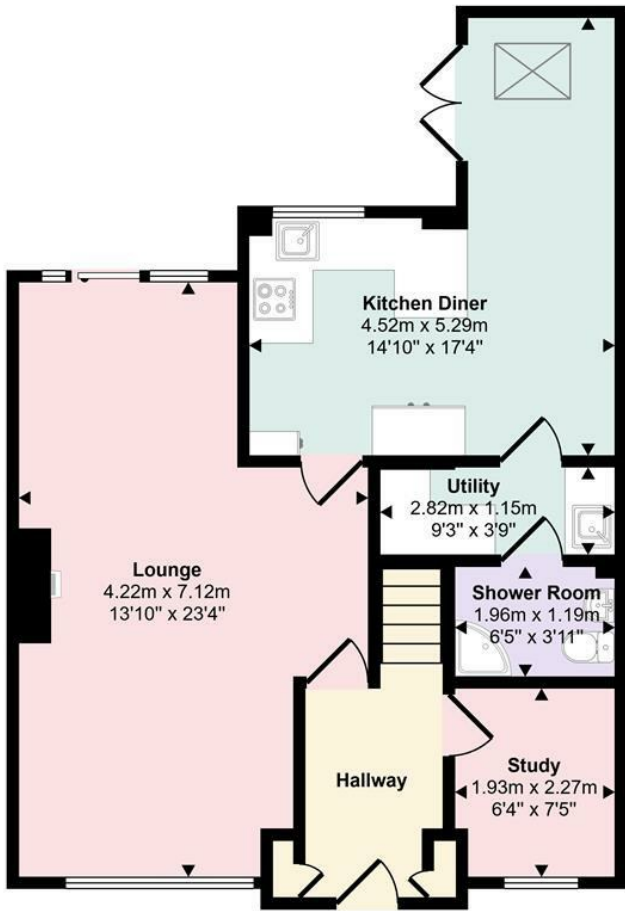
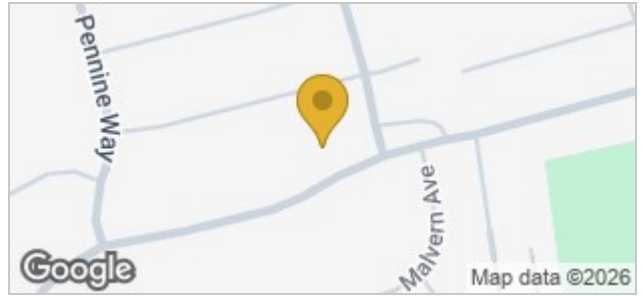
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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

Area Map

Approx Gross Internal Area
116 sq m / 1250 sq ft

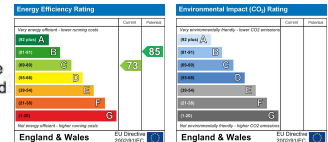


Ground Floor
Approx 60 sq m / 648 sq ft

First Floor
Approx 56 sq m / 601 sq ft

Energy Efficiency Graph

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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KEY Estate Agents

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



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