



## Baler Drive, Callendar Farm Nuneaton CV11 7AP Asking Price £320,000

Nestled in the desirable area of Baler Drive, Callendar Farm, Nuneaton, this nearly new detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The property boasts a contemporary bathroom and an en-suite shower room to the master bedroom, ensuring convenience for all occupants. The design and layout of the home have been thoughtfully considered, making it both functional and stylish.

One of the standout features of this residence is the ample parking space, which is a rare find in many urban settings.

This home is not just a place to live; it is a sanctuary that offers a peaceful retreat while being conveniently located near local amenities and transport links. Whether you are a first-time buyer or looking to upgrade, this property presents an excellent opportunity to secure a modern home in a thriving community. Do not miss the chance to make this delightful house your new home.





#### Entrance

Via double glazed entrance door leading into:

#### Entrance Hall

Radiator, stairs to first floor landing, door to:

#### Lounge

15'4" x 10'5" (4.68m x 3.17m)

Double glazed windows to front and side, two radiators, door to:

#### Kitchen/Dining Room

10'11" x 19'0" (3.32m x 5.80m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated dishwasher and tumble dryer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, parquet flooring, double glazed French double doors to garden, door to Storage cupboard, door to:

#### Utility

3'11" x 4'11" (1.20m x 1.51m)

Fitted with a matching base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed door to side, door to:

#### Cloakroom

Fitted with two piece suite comprising, wash hand basin with mixer tap and tiled splashback and low-level WC.

#### Landing

Access to loft space and doors to:

#### Main Bedroom

14'1" x 10'5" (4.29m x 3.18m)

Double glazed window to front, radiator, double door to wardrobe and door to:

#### En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin with mixer tap, WC and heated towel rail, extractor fan, shaver point tiled splashback, obscure double glazed window to side.

#### Walk-in Wardrobe

With hanging rails

#### Bedroom

11'7" x 9'0" (3.54m x 2.75m)

Double glazed window to front, radiator, door to wardrobe

#### Bedroom

9'8" x 10'11" (2.95m x 3.33m)

Double glazed window to rear, radiator, two double doors to wardrobe and one converted to study/home office space

#### Family Bathroom

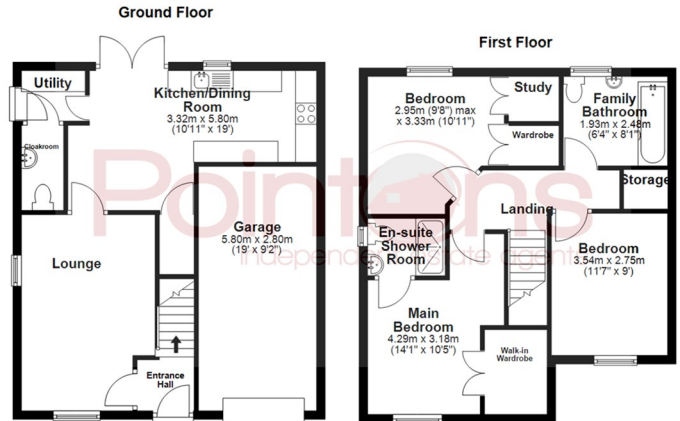
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear

#### Garage

Up and over door.

#### Outside

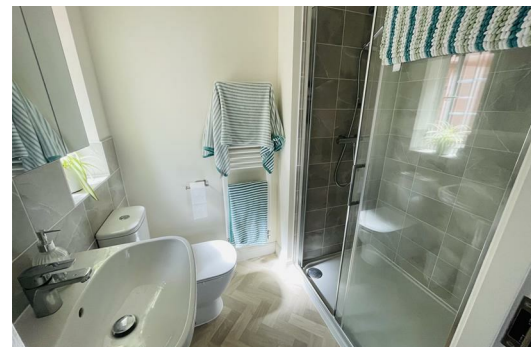
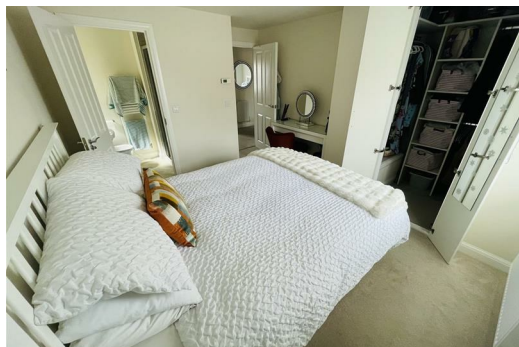
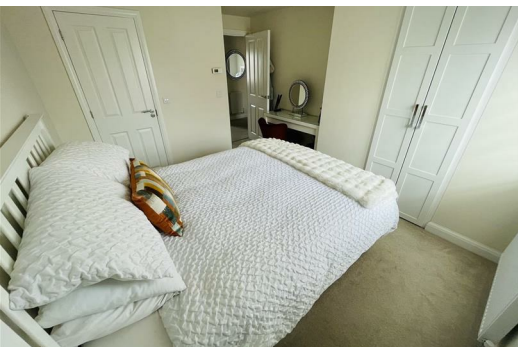
To the rear is an enclosed garden mainly laid to lawn with paved patio area, pedestrian access. To the front is a driveway providing parking and further stoned area.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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