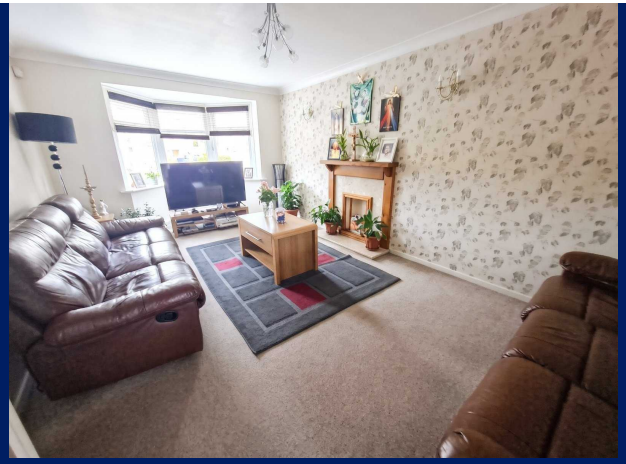
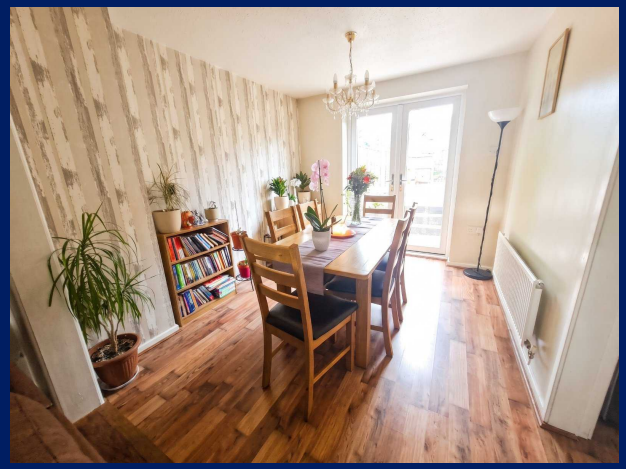






Kiln Close, Nuneaton, Warwickshire, CV10 7RZ

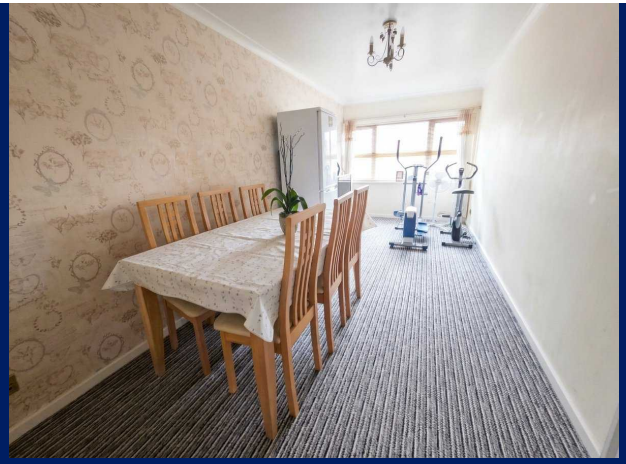
reedsrains.co.uk

Guide Price: £320,000
Freehold

The Property Ombudsman

Reeds Rains







This attractive and well presented four bedroom detached family home occupies a pleasant position within a popular residential development and offers spacious, versatile accommodation extending to approximately 1,342 sq. ft. Ideal for growing families, the property combines generous living space with practical features including a utility room, ground floor cloakroom, en-suite shower room and ample off-road parking.

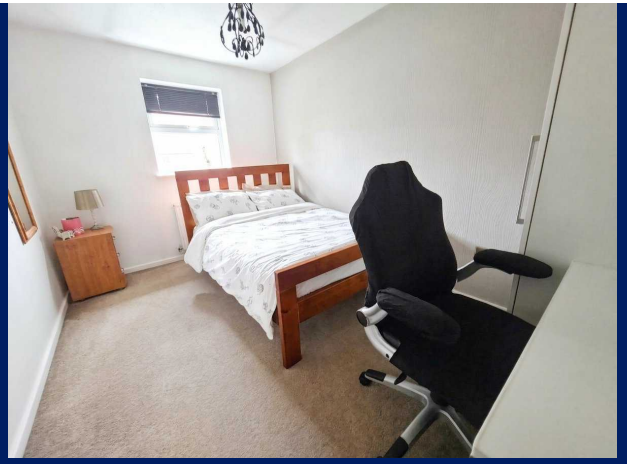
The accommodation is entered via a welcoming reception hall with stairs rising to the first floor and access to a convenient guest WC. To the front of the property is a spacious lounge featuring a charming bay window that floods the room with natural light, creating an ideal space for relaxation and entertaining. To the rear, the dining room provides the perfect setting for family meals and formal occasions, with direct access to the heart of the home, a well appointed breakfast kitchen. Offering an excellent range of fitted units and ample work surface space, the kitchen is perfectly suited to modern family living. Beyond the kitchen is a useful utility room with external access and a superb family room providing a flexible additional reception area, ideal as a playroom, home office or second sitting room.

To the first floor, the landing leads to four well proportioned bedrooms. The principal bedroom benefits from fitted storage and a modern en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom. The fourth bedroom offers versatility and could equally be utilised as a nursery, dressing room or study.

Externally, the property enjoys a large driveway providing ample off road parking for several vehicles. The rear garden offers a private and secure environment, ideal for outdoor entertaining, children and pets.

An excellent opportunity to acquire a substantial detached family residence offering versatile living accommodation in a sought after location, early viewing is highly recommended. EPC Rating: D, Council Tax Band: D





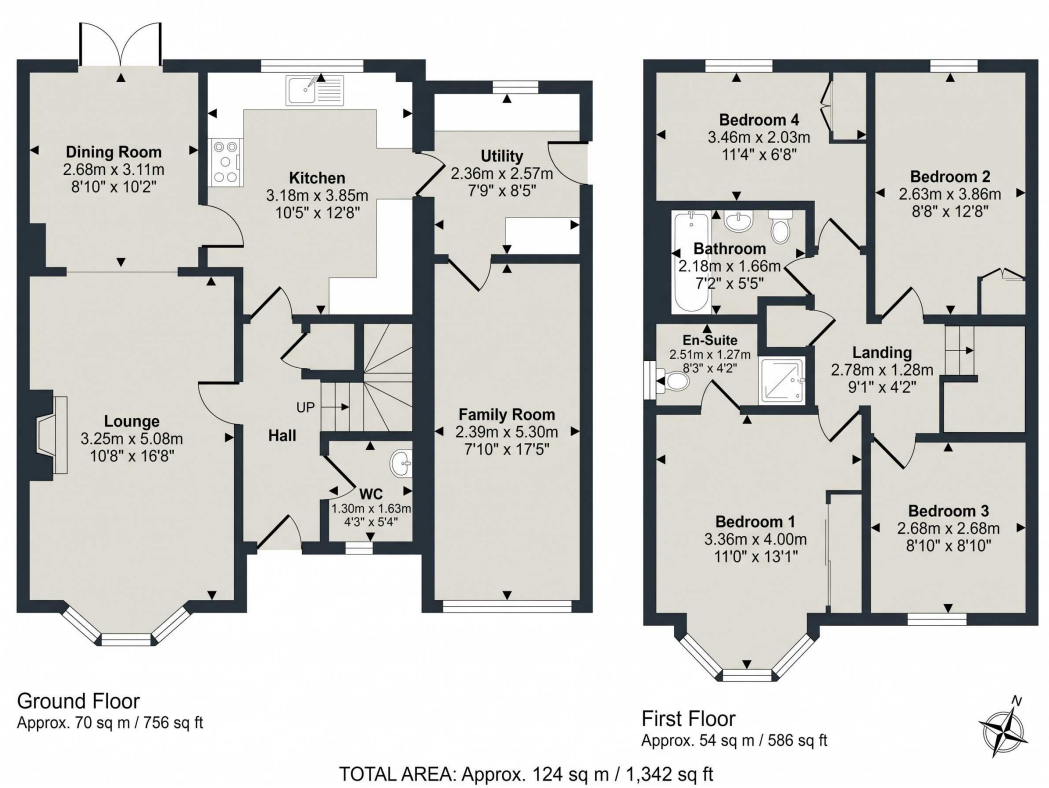


- Four-bedroom detached family home
- Approximately 1,342 sq. ft. of accommodation
- Spacious lounge with bay window
- Separate dining room
- Modern breakfast kitchen with utility room
- Additional family room/home office
- Ground floor cloakroom
- Principal bedroom with en-suite shower room
- Family bathroom
- Extensive driveway providing ample off-road parking
- Ideal family home in a popular residential location
- Early viewing strongly recommended

ADDITIONAL INFORMATION

EPC Rating: D

Council Tax Band: D



TOTAL AREA: Approx. 124 sq m / 1,342 sq ft

Ground Floor
Lounge - 10'8" x 16'8" (3.25m x 5.08m)
Dining Room - 8'10" x 10'2" (2.7m x 3.1m)
Kitchen - 10'5" x 12'8" (3.18m x 3.86m)
Utility Room - 7'9" x 8'5" (2.36m x 2.57m)
Family Room - 7'10" x 17'5" (2.4m x 5.3m)
WC - 4'3" x 5'4" (1.3m x 1.63m)
First Floor
Bedroom One - 11' x 13'1" (3.35m x 4m)
En-Suite - 8'3" x 4'2" (2.51m x 1.27m)
Bedroom Two - 8'8" x 12'8" (2.64m x 3.86m)
Bedroom Three - 8'10" x 8'10" (2.7m x 2.7m)
Bedroom Four - 11'4" x 6'8" (3.45m x 2.03m)
Family Bathroom - 7'2" x 5'5" (2.18m x 1.65m)
Rear Garden
Driveway

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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