

22 Newdegate Street,
Nuneaton, CV11 4EU

Tel: 024 7634 9336
sales@alan-cooper.co.uk



**8 Caversham Close, St Nicolas Park,
Nuneaton, Warwickshire, CV11 6UR**

Guide Price £325,000 Freehold

- Extended Detached House
- Excellent Family Home
- Many Pleasing Features
- Three Reception Rooms
- Superb Family Kitchen
- Viewing Recommended
- EPC Rating TBC





Here is an exciting opportunity to acquire a vastly improved and extended Detached Residence offering superb accommodation designed to suit the needs of a modern family lifestyle.

The property occupies a pleasant cul-de-sac location within this highly regarded and most sought-after residential area, which is convenient for easy daily access to Nuneaton's town centre, all local amenities and within the catchment area for Higham Lane Secondary School.

The versatile and spacious ground floor accommodation is a particularly attractive feature of the home, having three reception rooms and a spacious modern fitted family breakfast kitchen.

The accommodation briefly comprises: Reception hall, guests cloakroom, lounge, home office, sitting room and family breakfast kitchen. Landing, three bedrooms and refurbished family bathroom. Driveway and neat rear garden. EPC rating pending.

Reception Hall

Having a half glazed front entrance door with upvc sealed unit double glazed side window, central heating radiator, laminate wooden flooring and staircase leading off to the first floor.

Guests Cloakroom

Having a white suite comprising a pedestal wash hand basin and low level WC. Heated towel rail and extractor.

Lounge

14' 2" x 13' 10" into the bay (4.32m x 4.22m)

Having a central heating radiator and upvc sealed unit double glazed bay window to the front elevation.

Home Office

7' 10" x 10' 6" (2.39m x 3.20m)

Having a central heating radiator, laminate wooden flooring

Family Breakfast Kitchen

29' 6" x 8' 9" extending to 16' 6" (8.99m x 2.67m to 5.03m)

The spacious 'L' shaped family breakfast kitchen is a particularly attractive feature of the home, having glazed double doors leading to the sitting room and patio doors opening onto the rear garden, making this a perfect space for entertaining at home. There is a stylish and comprehensive range of fitted units comprising a one and a half bowl single drainer sink with mixer tap, fitted base unit, additional base cupboards with work surfaces over, breakfast bar and fitted wall cupboards. Built-in oven, hob and extractor hood. Integrated fridge and wine cooler. Two vertical central heating radiators, inset ceiling spot lights, laminate wooden flooring, half glazed side entrance door, two upvc sealed unit double glazed windows and sliding patio doors leading to the rear garden.

Sitting Room

11' 8" maximum x 17' 0" maximum (3.56m x 5.18m)

Having a central heating radiator, laminate wooden flooring, upvc sealed unit double glazed window overlooking the rear garden, together with a Velux window providing good natural light.

Landing

With loft access and upvc sealed unit double glazed side window.

Bedroom 1

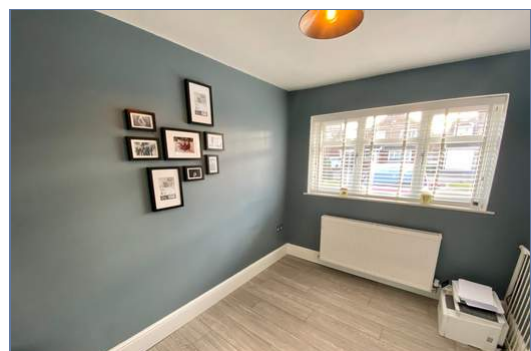
10' 3" x 11' 10" (3.12m x 3.61m)

Having a central heating radiator and upvc sealed unit double glazed window.

Bedroom 2

14' 6" x 9' 0" (4.42m x 2.74m)

Having a central heating radiator and upvc sealed unit double glazed window.



Bedroom 3

7' 8" x 9' 0" (2.34m x 2.74m)

Having a built-in cupboard, central heating radiator and upvc sealed unit double glazed window.

Family Bathroom

Being half tiled to the walls and having a white suite comprising a freestanding bath, large separate shower cubicle, pedestal wash hand basin and low level WC. Central heating radiator and upvc sealed unit double glazed window.

Driveway

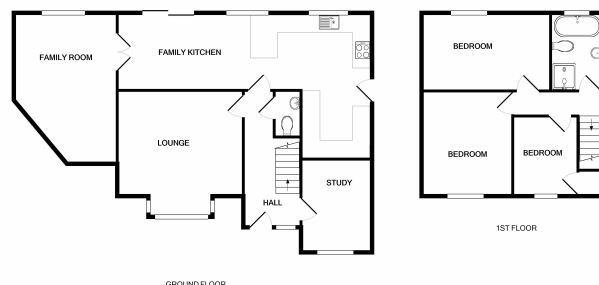
The driveway to the front of the property provides ample motor car hardstanding.

Garden

The rear garden has a patio area, lawn and fenced boundaries.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Alan Cooper Estates in the first instance.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox 10/2023