



## 23 Cornfield Way Nuneaton CV10 0FR

An immaculately presented four-bedroom detached family home situated on a popular modern development, conveniently located for Nuneaton town centre, local schools, and excellent transport links. The property offers spacious and stylish accommodation, including a modern kitchen/diner with French doors, a master bedroom with ensuite, and a well-maintained rear garden. Further benefits include a driveway, detached garage, double glazing, and gas central heating.

***Asking Price £1,500***



**LOUNGE**  
157' x 119"



**KITCHEN/DINER**  
247' x 911"



**BEDROOM 2**  
119' x 93"



**W/C**  
5'10" x 3'3"



**MASTER BEDROOM**  
120' x 119"



**BEDROOM 3**  
113' x 83"



**RECEPTION/STUDY**  
9'10" x 8'7"



**EN-SUITE**  
7'2" x 4'8"



**BEDROOM 4**  
8'7" x 8'1"



**BATHROOM**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Measure 2020

**Important Note:**  
'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(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 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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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