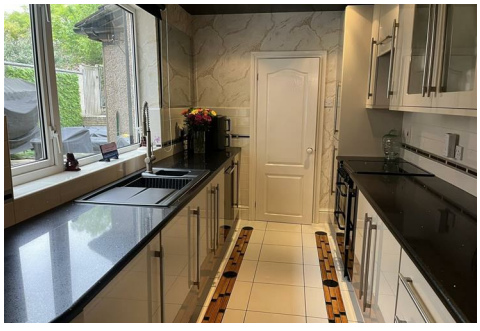








8/10 High Street, Nuneaton, CV11 5DA

£595,000

A rare opportunity to acquire a spacious four bedroom property formed from two original terraced townhouses combined into one generous home. Beautifully maintained throughout, the property features real wooden floors, under floor and gas central heating and a versatile layout that offers exceptional flexibility.

Originally two separate dwellings, the home could be re-configured back into two units or further subdivided, making it ideal for multi-generational living, investment potential, or those seeking adaptable space. Currently configured as a three bedroom home there is potential for Five bedrooms. With well-proportioned rooms and a bright, open feel, this unique property blends character, practicality, and future potential in equal measure.

This property also benefits from CCTV security camaras and burglar alarm.

This property just keeps on giving, the rear garden is a tranquil haven full of mature trees, plants and shrubs, the sun room to the rear opens up and has a stunning awing giving shade and rain cover whilst still being able to enjoy the garden. To the rear of the garden there is a garden hut with large table in the centre, perfect for alfresco dining. The garden, being mostly paved for easy maintenance leads to a large garage and two large units currently being used as treatment rooms but could be ideal for those working from home, games room or children's play room, the possibilities are as limited as your imagination.

Lounge (10)
11'5" x 13'7" max (3.5 x 4.16 max)



Front facing reception room with double glazed bay window allowing ample natural light. Hard wood flooring, central heating radiator, ample power points and spot lights in ceiling.

Kitchen/Diner (10)
25'5" x 7'2" (7.77 x 2.2)



Large L shaped kitchen diner:
To the dining area, rear facing full height window, fully mirrored wall, central heating radiator, power points, central light fitting, tiled floor with attractive patterned border running through both areas plus under floor heating.
To the kitchen area there are a range of fitted base and wall units, roll edge worktops, 1 1/2 sink drainer, tiled splash-backs and integrated fridge and freezer and integrated dishwasher.

Rear Lobby (10)
7'2" x 3'3" (2.2 x 1)
Rear hallway with double glazed door to rear garden, space and plumbing for a washing machine and tumble dryer.

Sun Room / Family /Garden Room (10)
9'10" x 16'4" (3 x 5)



Generously sized reception room with fully glazed bi-fold doors (with fitted blinds) allowing the whole room to be opened up into the stunning garden. The room has a fully tiled floor with under floor heating as well as a central heating radiator, wall mounted air conditioning unit and skylight.

WC (10)



Ground floor WC with hand wash basin, fully tiled to walls and floor.

Master Suite Bedroom (10)
13'5" x 13'7" (4.10 x 4.15)



Master bedroom with double glazed bay window to the front allowing natural light to flood in, traditional cast iron feature fireplace, decorative wall plaster-work and archway into the dressing room, hardwood flooring throughout master suite. Central heating radiator, ample power points and central ceiling chandelier style light fitting.

Dressing Room/ Bedroom Four (8)
13'5" x 13'7" max (4.10 x 4.15 max)




Dressing room/ fourth bedroom with double glazed bay window to the front, central heating radiator , power points and center ceiling chandelier light fitting. Although accessed via the master bedroom a direct entrance could be created via the corridor to bedroom three.

Master Ensuite (8)
5'4" x 8'0" (1.64 x 2.45)




Fully tiled shower room with Versace tiles, shower cubicle, WC and hand wash basin, central heating radiator.

Bedroom Two (10)
10'5" x 8'4" (3.18 x 2.55)



Double bedroom with double glazed window to the rear, central heating radiator, ample power points and ceiling light fitting.

Bathroom (10)
13'1" x 7'3" (4 x 2.23)



Family bathroom with full jacuzzi bath, WC and hand wash basin, linen cupboard, central heating radiator, double glazed window to the rear, fully tiled walls and carpet flooring.

Bedroom Three (8)
10'4" x 13'6" (3.17 x 4.14)



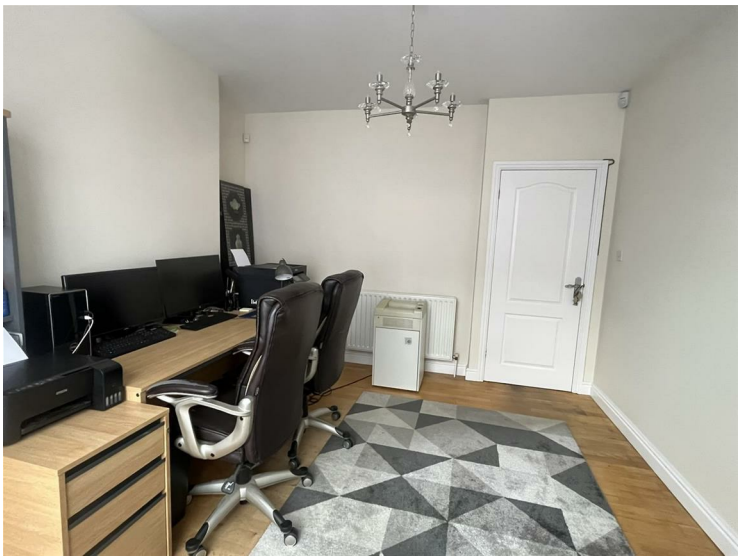

Double bedroom with double glazed window to the rear, hard wood floor covering, intricate plasterwork ceiling, central heating radiator, power points, ceiling light fitting and door to en-suite.

En-suite Bathroom (8)
7'0" x 13'1" (2.15 x 4)



Generous en-suite shower room with shower cubicle, WC and hand wash basin, central heating radiator, double glazed window to the rear, tiled walls and wood effect tiled flooring. This room also houses an infrared sauna.

Lounge (8)
11'5" x 13'7" (3.5 x 4.15)



Traditional front facing reception room with double glazed bay window flooding the room with natural light, hard wood flooring, central heating radiator, ample power points and attractive central light fitting. Currently used as an office but could be a further bedroom.

Rear reception room (8)
11'8" x 12'0" (3.56 x 3.68)





Spacious rear facing reception room with double glazed window, hard wood flooring and under-stairs storage cupboard, ample power points, ceiling light fitting and central heating radiator. Currently used as a children's play room but has potential to be a further bedroom.

Kitchen (8)
7'0" x 7'10" (2.15 x 2.39)



Galley style kitchen with a range of fitted base units, stainless steel 1 1/2 sink drainer, worktops with tiled splash-backs and tiled flooring. Ample power points, light fitting and central heating boiler and radiator, double glazed door to rear garden.

Shower Room (8)
7'0" x 4'10" (2.15 x 1.48)



Ground floor shower room, fully tiled with large shower cubicle and WC, central heating radiator and towel rail.

Outbuilding One
14'0" x 13'8" (4.29 x 4.17)



Large adaptable space with power points and spot lights in the ceiling, under floor heating, bi-fold glazed doors allowing the room to be fully opened up to the garden.

Outbuilding Two
11'1" x 20'4" max (3.4 x 6.2 max)



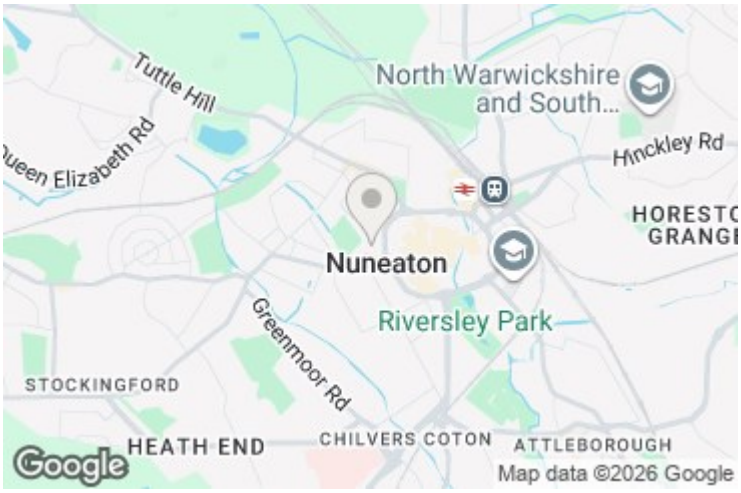
Large triangular shaped room with fully tiled floor with under floor heating and feature light to ceiling, power points.

Garage
19'8" x 22'11"ax (6 x 7max)
Large garage, currently used as storage but with ample room for a family car. Has full power, light and water access.

Garden

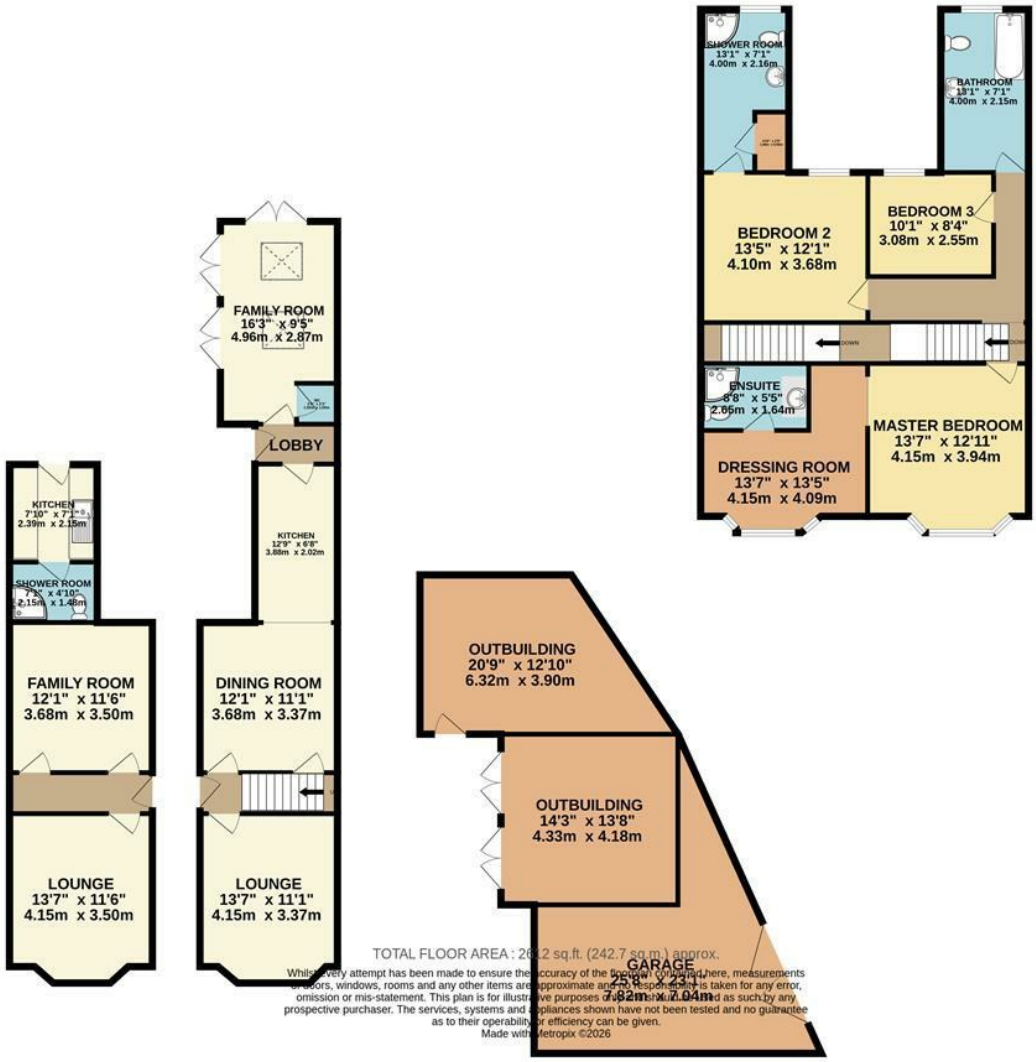


An exceptional garden with mature trees and shrubs, garden hut with table and seating area.

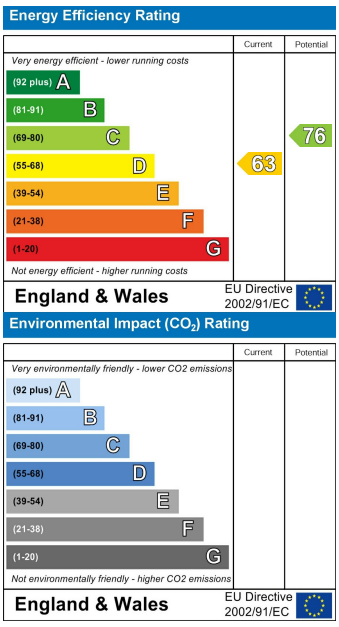


GROUND FLOOR
1680 sq.ft. (156.1 sq.m.) approx.

1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.







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