



**36 Malvern Avenue, Nuneaton
CV10 8ND
Asking Price £340,000**

Nestled in the charming area of Malvern Avenue, Nuneaton, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts a well-appointed reception room and conservatory, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces, making it an inviting environment for both relaxation and social gatherings.

With an en-suite facility to the master, this home caters to the needs of a busy household, providing convenience and privacy for all. The family bathroom is fitted with modern fixtures, ensuring a touch of luxury in your daily routine.

Parking is a breeze with space for up to four vehicles, a valuable feature in today's busy world. The property is set in a desirable location, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both convenience and community.



Entrance

Via double glazed sliding door into:

Porch

Karndean flooring, and door into:

Hallway

Radiator, karndean flooring, telephone point, central heating thermostat, stairs to first floor landing and door to:

Lounge/Dining Room

24'5" x 14'3" (7.45m x 4.36m)

Double glazed bow window to front, coal effect gas fire set in Adam style surround and marble effect hearth, double and single radiators, hardwood double glazed tri-fold doors to conservatory and door to:

Kitchen/Breakfast Room

9'5" x 16'8" (2.88m x 5.09m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer and slimline dishwasher, cupboard concealing plumbing for washing machine, range cooker, double glazed window to rear, karndean ceramic tiled effect flooring, wall mounted gas combination boiler serving heating system and domestic hot water, heated towel rail, door to under-stairs storage cupboard garden and

Cloakroom

Fitted with two piece suite comprising, vanity wash unit with cupboard under and mixer tap and close coupled WC, ceramic tiling to all walls, heated towel rail, karndean flooring.

Conservatory

Brick and double glazed construction being 'P' shaped and with double glazed glass roof, power connected, wooden laminate flooring, double glazed French style double doors to garden.

Landing

Textured ceiling, access to loft space, doors to:

Master Bedroom

12'1" x 11'8" (3.68m x 3.56m)

Double glazed window to rear, fitted wardrobes with hanging rails, shelving and drawers, radiator, wooden laminate flooring, textured ceiling, double doors to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, vanity wash hand basin with cupboard under, close coupled WC and ceramic tiling to all walls, extractor fan.

Bedroom

12'4" x 10'3" (3.77m x 3.13m)

Bow window to front, fitted range of wardrobes with hanging rails, shelving and drawers, bedside cabinets, radiator, wooden laminate flooring, coving to textured ceiling, :

Dressing Area

8'2" x 8'3" (2.49m x 2.51m)

Double glazed window to front, fitted range of wardrobes with hanging rails and shelving, archway too:

Bedroom

11'5" x 7'2" (3.48m x 2.19m)

Double glazed window to front, and radiator,

Bedroom

13'5" x 6'11" (4.09m x 2.10m)

Double glazed window to rear, built-in wardrobes with full-length mirrored sliding door, hanging rails and shelving, single radiator, wooden laminate flooring, textured ceiling.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, ceramic tiling to all walls, obscure double glazed window to rear, heated towel rail, door to:

Garage

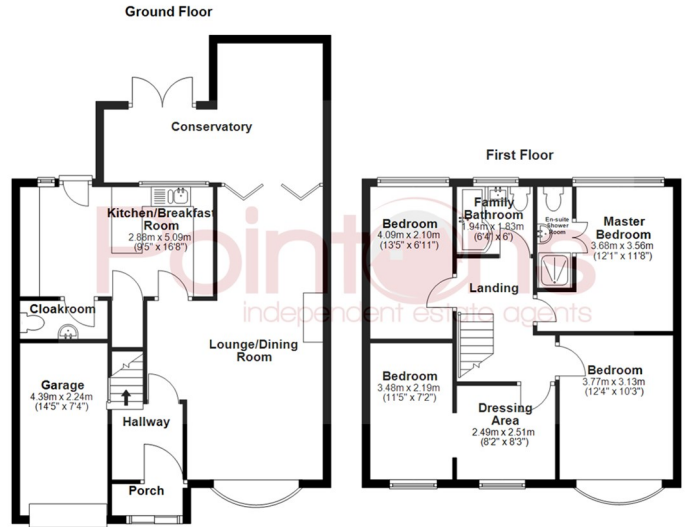
Up and over door, power and light.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders, shed and paved patio. To the front is a driveway providing parking for several vehicles, access to garage and access to entrance.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band C.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

