



Thorncliffe Way, Nuneaton CV10 0XT £230,000

Freehold - North Warwickshire Band: B - EPC: C

Nestled in the charming area of Ansley Common, Nuneaton, this modern semi-detached house on Thorncliffe Way offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The open-plan lounge and dining room create a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure.

One of the standout features of this property is the garage, which has been thoughtfully converted into an office or study, providing a quiet space for work or study. Additionally, a utility room adds to the practicality of the home.

The property boasts gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Outside, you will find ample parking for up to four vehicles, a significant advantage in today's busy world. The landscaped enclosed rear garden offers a private retreat, perfect for enjoying sunny days or hosting gatherings with friends and family.

Upstairs, the three bedrooms are bright and airy, complemented by a family bathroom that serves the household's needs. This home is not just a place to live; it is a sanctuary that combines modern living with convenience.

In summary, this semi-detached house on Thorncliffe Way is a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a contemporary home. Don't miss the chance to make this property your own.



Entrance Hall

Entrance via front door with doors off to various rooms and stairs off to the first floor.

WC

Fitted with a low level WC, hand wash basin with mixer tap with tiled splashback and fitted storage beneath and obscure double glazed window to front.

Living Room

13'9" x 12'10" (4.20m x 3.90m)

With double glazed window to front, tall radiator, media wall with fitted feature fireplace, open to:

Dining Room

9'6" x 7'10" (2.90m x 2.40m)

With a tall radiator and double glazed french doors to rear.

Kitchen

9'6" x 7'10" (2.90m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, porcelain sink unit with 1 and 1/4 drainer with brass swan neck taps over, fitted induction hob, eye level fan assisted oven, plumbing for washing machine, under stairs storage cupboard, double glazed window and door to rear.

Office/Study

11'6" x 7'10" (3.50m x 2.40m)

With double glazed window to front and radiator.

Utility Room

5'3" x 7'10" (1.60m x 2.40m)

With space for appliances and door to rear.

Landing

With doors off to various rooms, storage cupboard containing combination boiler and double glazed window to side.

Bedroom

12'10" x 6'7" (3.90m x 2.00m)

With double glazed window to front and radiator.

Bedroom

11'4" x 8'2" (3.46m x 2.50m)

With double glazed window to rear and radiator.

Bedroom

7'10" x 7'10" (2.40m x 2.40m)

With double glazed window to front, storage cupboard and radiator.

Bathroom

6'3" x 7'7" (1.90m x 2.30m)

Tiled suite comprising of a panelled bath with shower over and glass

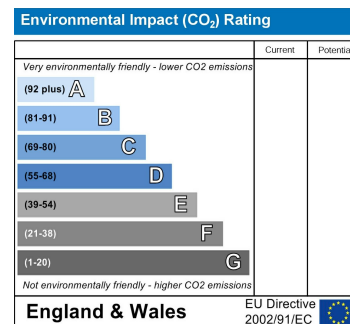
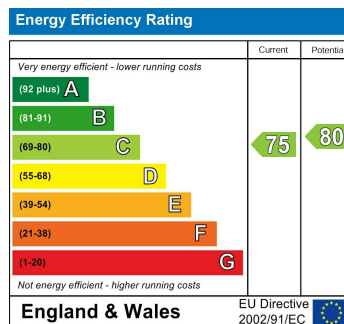
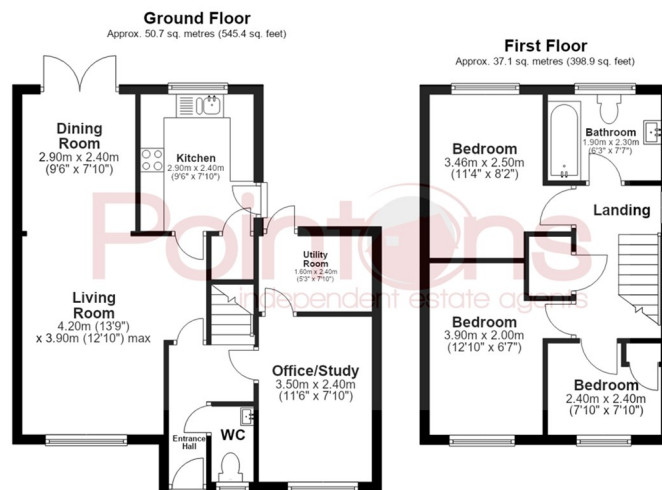
screen, low level WC, hand wash basin with mixer taps over, plenty of built in storage and obscure double glazed window to rear.

Outside

Offering plenty of parking to front with a block paved driveway, to rear an enclosed garden made up of patio and artificial lawn areas.

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.



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

