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For Sale

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Offers Over £200,000

Penshurst Way, Maple Park, Nuneaton



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KEY ESTATE AGENTS

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Penshurst Way

Maple Park, Nuneaton

Offers Over £200,000



Pleasantly situated within a quiet cul-de-sac location, this is an excellent opportunity to acquire an exceptionally well-presented modern freehold semi-detached residence. Ideally suited to discerning first-time buyers, downsizers or investors, this attractive home truly must be viewed internally to be fully appreciated.

Positioned within the popular and well-regarded Maple Park development, the property benefits from driveway parking, a versatile garage/utility or home office, and a good-sized, fully enclosed rear garden.

The accommodation briefly comprises: canopy porch leading into an entrance vestibule with stairs to the first floor; a comfortable lounge with access through to a beautiful dining kitchen fitted with a contemporary range of white modern base, drawer and wall units with ample work surfaces. Integrated appliances include a built-in double oven, four-ring gas hob and dishwasher, along with a breakfast bar and rear garden access.

To the first floor there is a landing, two double bedrooms (bedroom two with built-in wardrobes), and a well-appointed bathroom featuring a white three-piece suite, half-tiled walls, electric shower unit and heated towel rail.

Externally, there is a lawned fore-garden and driveway providing off-road parking and access

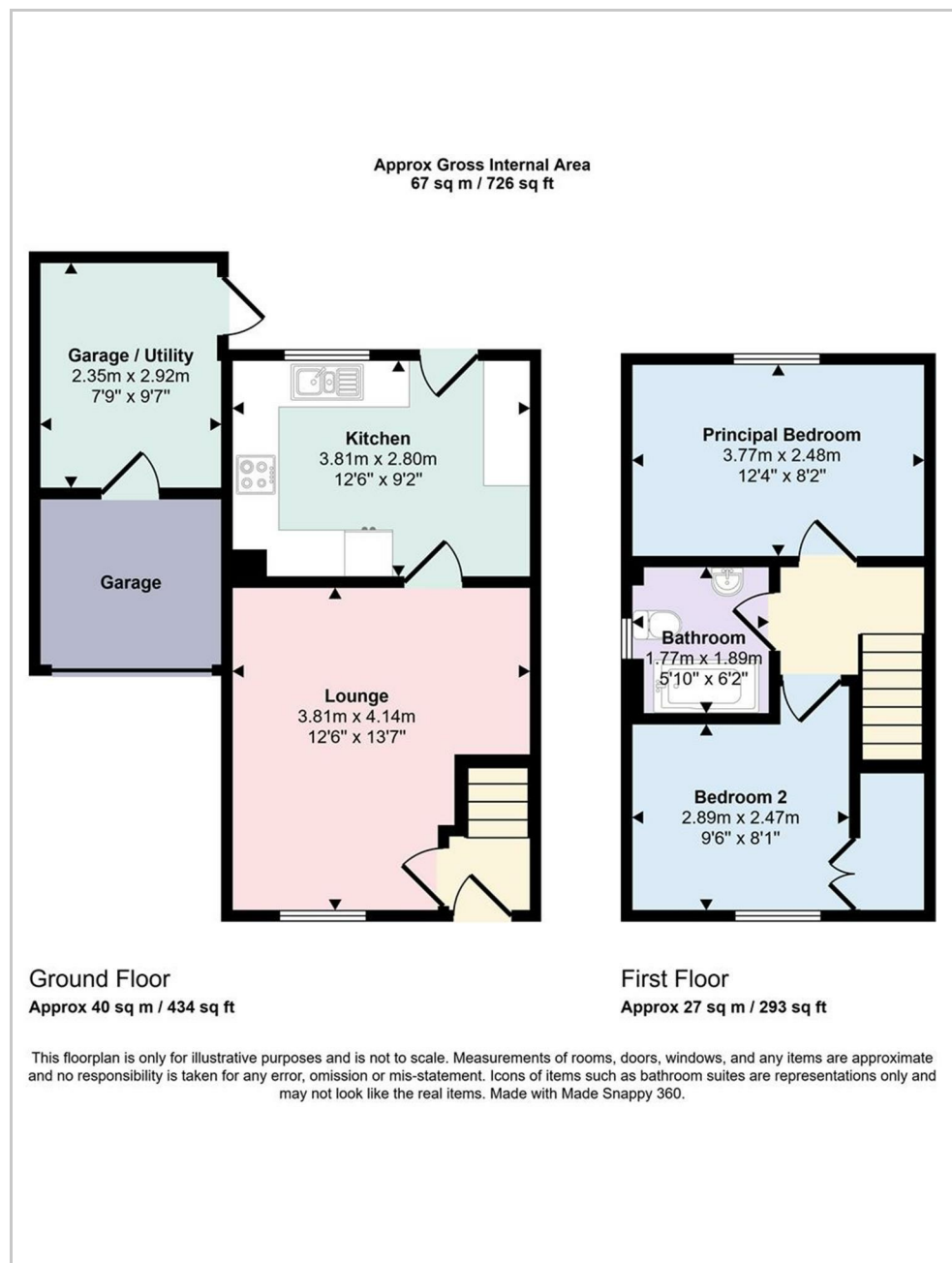
to the part garage/utility/home office, which houses a replacement combi boiler and has pedestrian access from the rear garden. The rear garden is well proportioned, fully enclosed and enjoys a spacious paved patio area, ideal for outdoor dining and relaxation.

Overall, this is a superb property in a highly sought-after location, offering stylish accommodation and excellent outdoor space. Early viewing is strongly recommended.

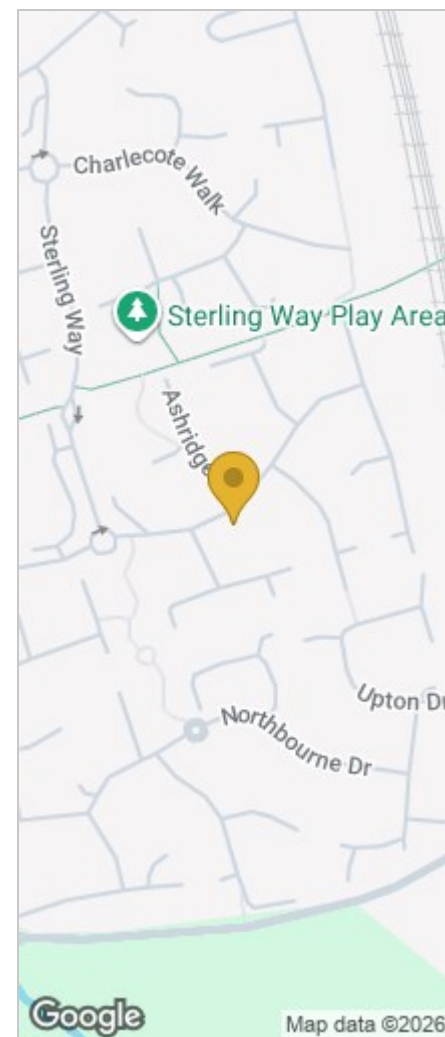
- **Quiet cul-de-sac position within the popular Maple Park development**
- **Exceptionally well-presented modern freehold semi-detached home**
- **Ideal for first-time buyers, downsizers or investors**
- **Good-sized, fully enclosed rear garden with paved patio area**
- **Stylish dining kitchen with integrated appliances and breakfast bar**
- **Comfortable lounge with access to the kitchen/diner**
- **Well-appointed bathroom with white suite & electric shower unit**
- **Driveway parking and lawned fore-garden, Versatile garage/utility or home office with replacement combi boiler**
- **viewing highly recommended**
- **Council tax band - B. Nuneaton & Bedworth borough council. EPC -to follow**



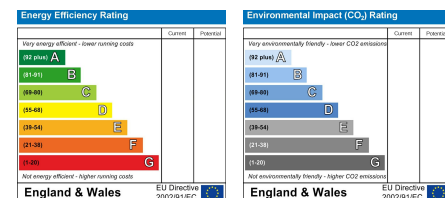
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

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KEY Estate Agents

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