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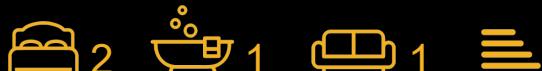
For Sale

Tel: 024 7635 7645



Offers Over £200,000

Penshurst Way, Maple Park, Nuneaton



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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.

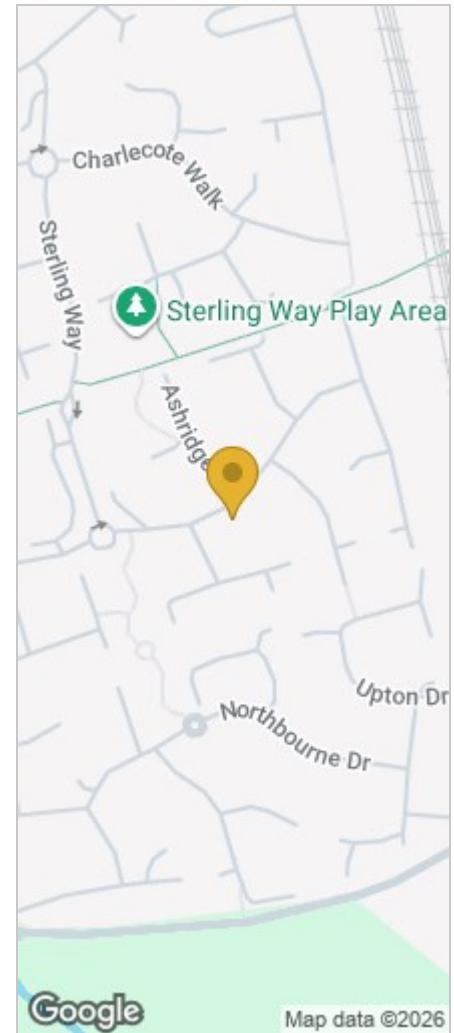
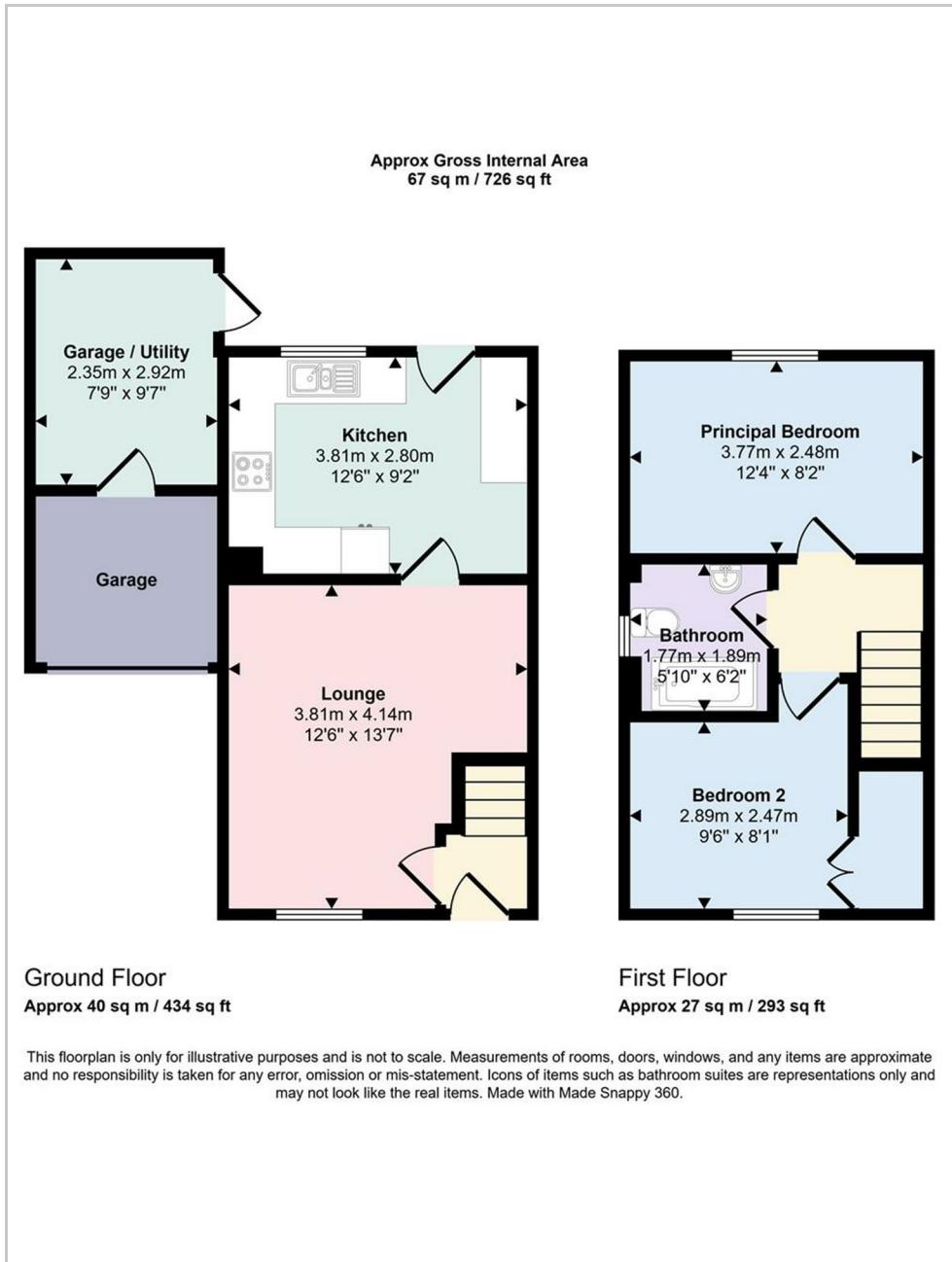
Overall, this is a superb property in a highly sought-after location, offering stylish accommodation and excellent outdoor space. Early viewing is strongly recommended.

- 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

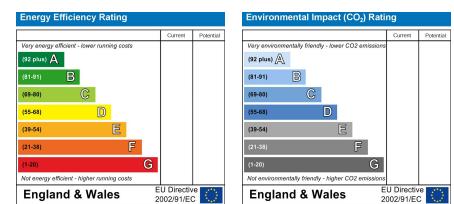


Floor Plan

Area Map



Energy Efficiency Graph



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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.

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