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For Sale

Tel: 024 7635 7645



Offers Around £400,000

13 Ambleside Way, St Nicolas Park, Nuneaton CV11 6AT



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

- **Rare opportunity to acquire a substantial freehold detached family home**
- **Within the prestigious Higham Lane School catchment area**
- **Spacious full-depth lounge and dining room with conservatory**
- **Four generous bedrooms plus additional box room/home office**
- **Excellent-sized, private rear garden with paved patio, lawn and no direct rear overlooking**
- **Highly sought-after St. Nicolas Park location**
- **Versatile garage conversion providing a fifth bedroom, study or second reception room**
- **Well-appointed kitchen with built-in double oven, hob, utility area and walk-in pantry**
- **Extensive block-paved driveway providing parking for several vehicles**
- **Tenure - Freehold.**

Key Estate Agents are thrilled to offer for sale this rare opportunity to acquire a substantial freehold detached family residence, enviably situated within the highly regarded St. Nicolas Park development and falling within the sought-after Higham Lane School catchment area.

Occupying a generous plot and offering versatile accommodation throughout, this family home is ideally suited to growing families seeking both space and convenience. Early internal inspection is strongly recommended to fully appreciate the size, flexibility and further potential this excellent property has to offer.

The accommodation briefly comprises a welcoming entrance hallway with staircase rising to the first floor and a useful cloakroom/W.C. The former garage has been professionally converted to provide an additional bedroom, study, hobbies room or second reception room, offering excellent versatility to suit a variety of lifestyles.

The principal living accommodation comprises a spacious full-depth lounge and dining room, creating a superb family and entertaining space, with direct access into a bright conservatory overlooking the rear garden. The neatly appointed kitchen is fitted with a comprehensive range of matching base, drawer and wall units incorporating a built-in double oven and hob. A useful utility area and walk-in pantry provide excellent additional storage and practicality.

To the first floor, the landing gives access to four well-proportioned bedrooms, together with a

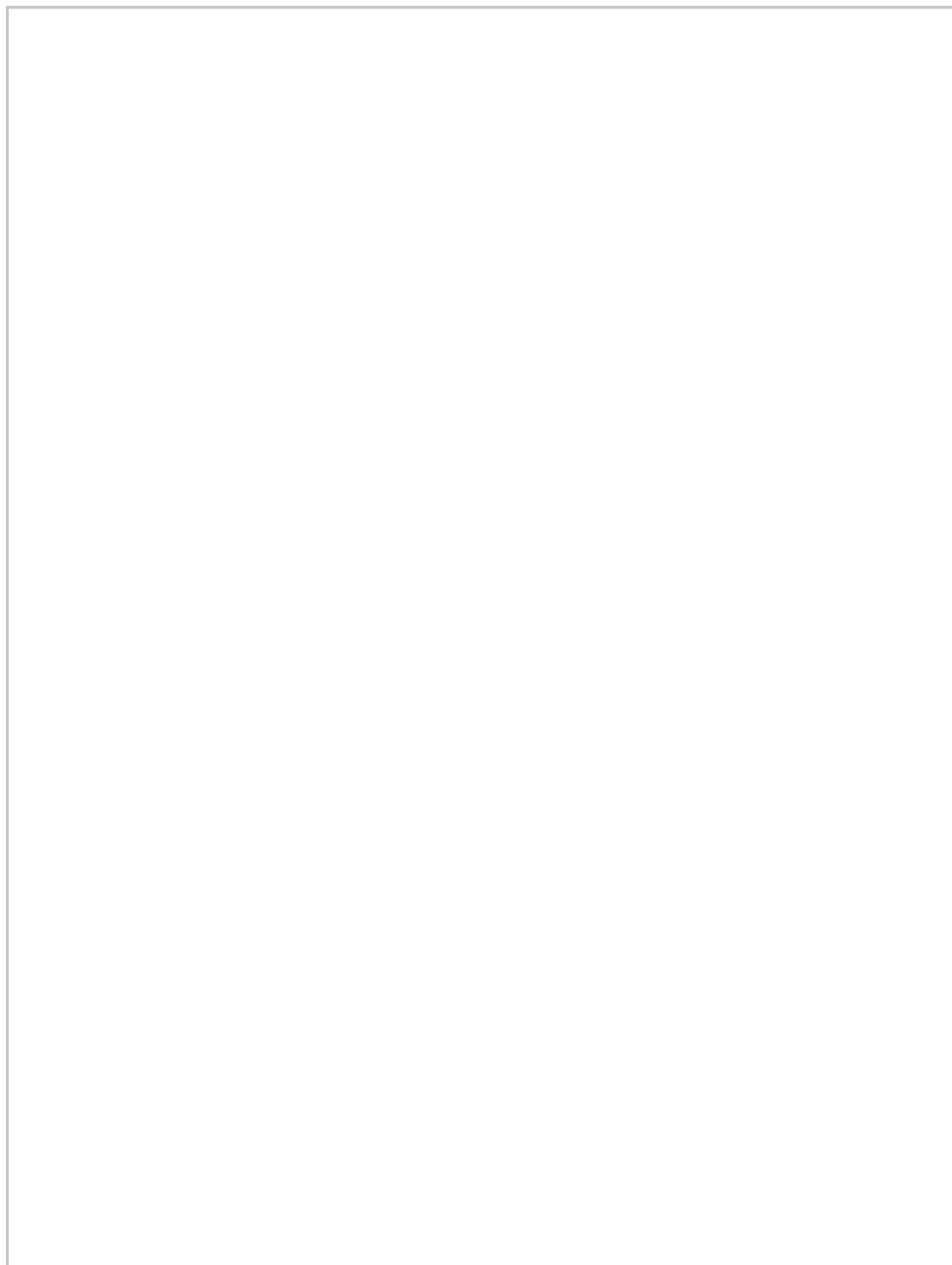
further box room, ideal as a nursery, dressing room or home office. Completing the accommodation is a family bathroom.

Outside, the property enjoys an extensive block-paved driveway providing off-road parking for several vehicles. Side pedestrian access leads to an excellent-sized, fully enclosed rear garden, predominantly laid to lawn with a paved patio area, enjoying a good degree of privacy as it is not directly overlooked.

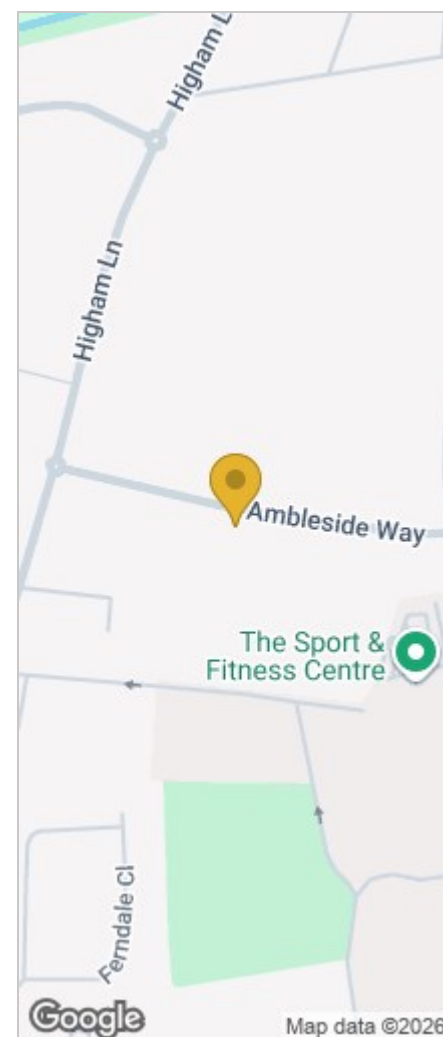
Agents Disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

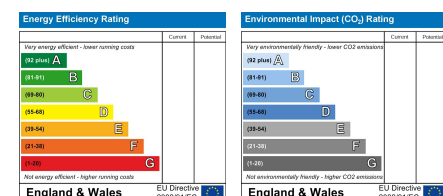
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



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