



THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £260,000



12 Chaucer Drive, Galley Common, Nuneaton CV10 9SD

E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

12 Chaucer Drive

Galley Common, Nuneaton CV10 9SD

Offers Around £260,000



- **Extended freehold semi-detached residence**
- **Generous frontage with extensive driveway for 4+ vehicles**
- **Stylish full-width refitted dining kitchen with integrated appliances**
- **Brick-built conservatory with French doors to the garden**
- **Low maintenance landscaped rear garden with patio and pergola, Popular residential location , early viewing highly recommended**
- **End of cul-de-sac position with open aspect to the side**
- **Deceptively spacious and well-presented throughout**
- **Two versatile reception rooms including study/home office**
- **Three well-proportioned bedrooms & family bathroom**
- **EPC Rating - D**

Enviably positioned at the head of a quiet cul-de-sac, this is a rare opportunity to acquire a beautifully extended and significantly improved freehold semi-detached residence, enjoying a generous frontage and open aspects to the side. Offering deceptively spacious and stylish accommodation throughout, this superb home simply must be viewed internally to be fully appreciated.

Having been thoughtfully enhanced by the current owners, the property combines modern living with excellent versatility, making it ideal for families, professionals, or buyers seeking additional space in a desirable setting.

The accommodation briefly comprises a canopy porch leading into an entrance vestibule with stairs rising to the first floor. There is a comfortable front lounge featuring a bay window, whilst to the rear is a most impressive full-width refitted dining kitchen, beautifully appointed with a comprehensive range of attractive units . The kitchen provides access to a spacious second reception room, currently utilised as a study, offering excellent flexibility. A brick-built conservatory with French doors opens out onto the rear garden, creating a perfect space for entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts an extensive driveway providing off-road parking for multiple vehicles and enjoys open views to

the side. The rear garden is designed with ease of maintenance in mind, featuring a raised paved patio, a further decking area with pergola, and is fully enclosed ideal for both relaxation and entertaining.

Overall, this is a superbly presented home in a great location, offering space, style, and practicality in equal measure.

Agents Disclaimer

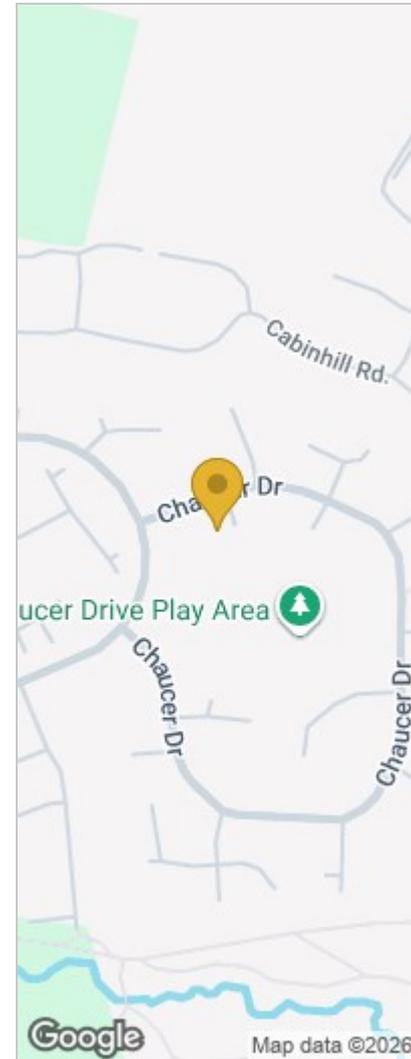
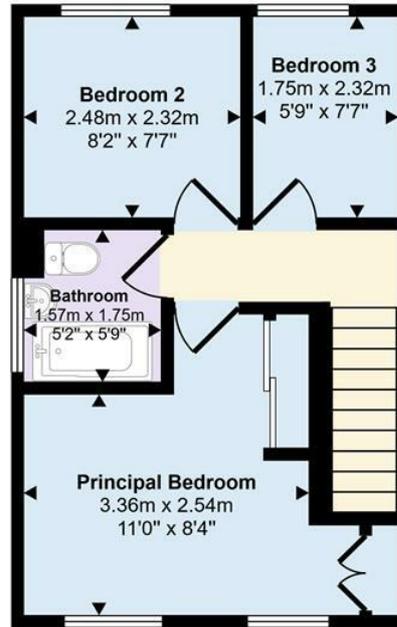
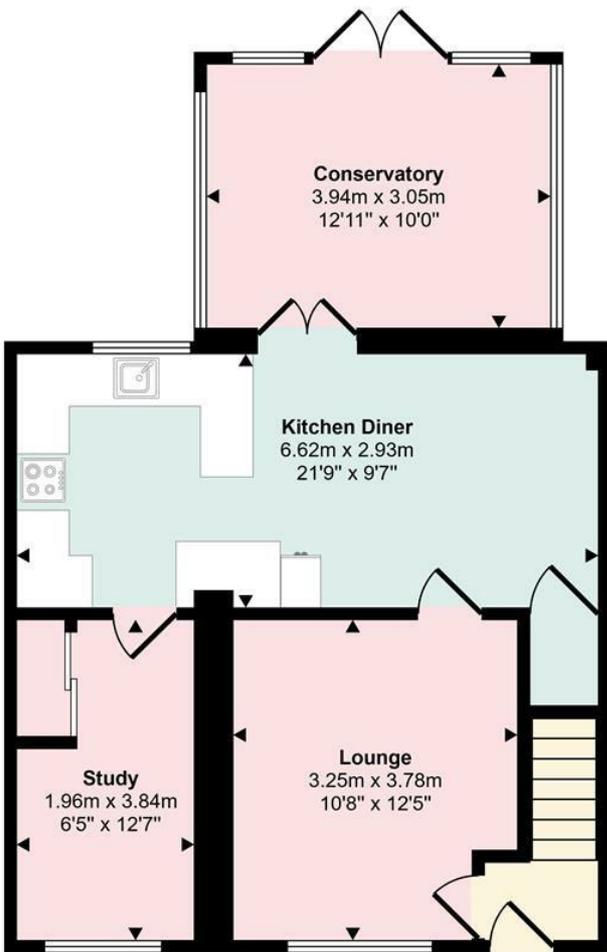
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.



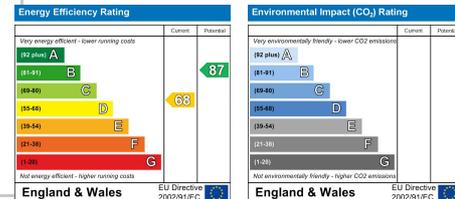
Floor Plan

Area Map

Approx Gross Internal Area
89 sq m / 954 sq ft



Energy Efficiency Graph



Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HAVE YOU GOT A PROPERTY TO SELL OR LET?

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

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



Zoopla.co.uk



rightmove



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.



024 7635 7645