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# For Sale

Tel: 024 7635 7645



**£200,000**

86 Penshurst Way, Maple Park, Nuneaton CV11 4XN



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# 86 Penshurst Way

Maple Park, Nuneaton CV11 4XN

**£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 enjoys the benefit of a garage, driveway parking, and a good-sized private rear garden.*

*The accommodation briefly comprises, canopy porch leads into an entrance vestibule with stairs off to the first floor. Lounge with access leading into a spacious dining kitchen fitted with a comprehensive range of modern base, drawer, and wall units with ample work surfaces. Includes a built-in oven and hob, with room for further appliances and dining furniture. Rear garden access.*

*To the first floor is a landing, two double bedrooms, bedroom 1 having a range of built-in wardrobes, a well appointed refitted bathroom having a white three-piece suite.*

*Outside there is a lawned fore-garden with driveway providing off-road parking and access to the garage with rear pedestrian access from the garden. the rear garden is good sized fully enclosed, and not directly overlooked. Benefits from a spacious block-paved patio area ideal for outdoor dining and relaxation.*

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

#### **Dimensions -**

**Lounge - 13'10 x 12'8 max**

**Dining Kitchen - 12'6 x 9'4**

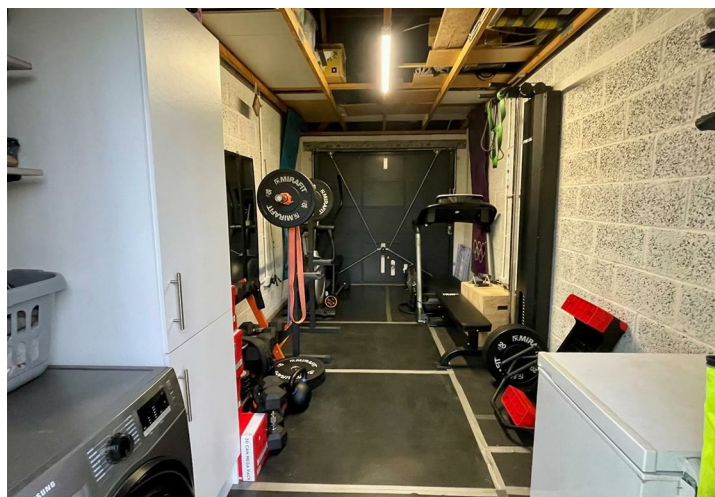
**Bedroom 1 - 12'10 x 9'3**

**Bedroom 2 - 9'6 x 8'4**

**Garage - 18'3 x 8'6**

- **Quiet cul-de-sac position within the highly sought-after Maple Park development**
- **Exceptionally well-presented modern freehold semi-detached home**
- **Ideal for first-time buyers, downsizers or investors**
- **Spacious dining kitchen with a comprehensive range of units and a built-in oven & hob**
- **Stylish re-fitted bathroom with modern white suite**
- **Driveway providing off-road parking plus garage with rear pedestrian access**
- **Attractive, fully enclosed rear garden, not directly overlooked, featuring a large block-paved patio**
- **Internal inspection highly recommended**
- **Council tax band - B**
- **EPC - C**



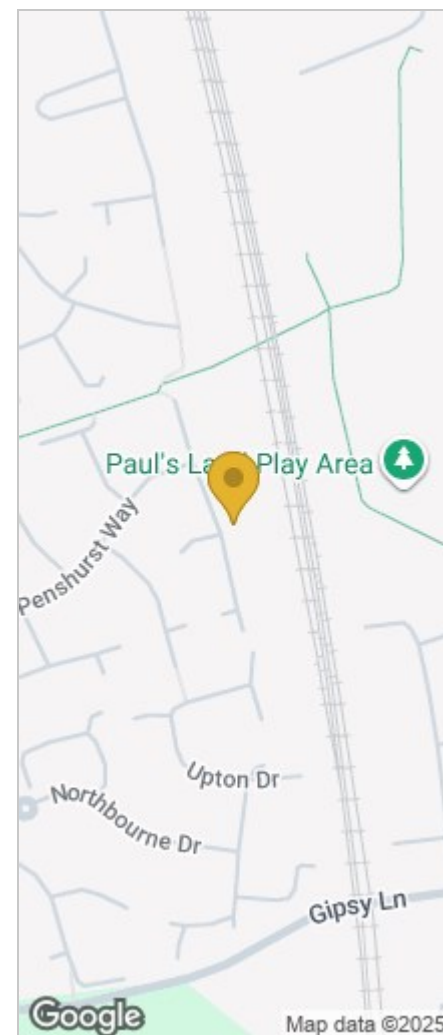




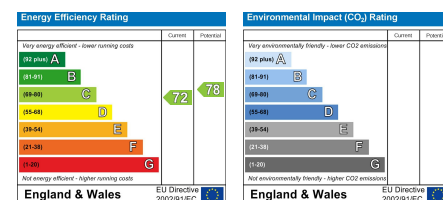
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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