

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS



Magyar Crescent, Nuneaton, CV11 4SG
£550,000



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Magyar Crescent Nuneaton, CV11 4SG

Loveitts Estate Agents are please to offer this much improved and well present detached family home located in the highly sought area of Whitestone briefly comprising entrance hall having staircase to the first floor with storage cupboard and leads to the cloakroom W.C having a wall mounted hand wash basin and low level W.C.

The spacious lounge has a feature fire place with incorporated coal effect fire, bi-folding doors providing access to the dining room and opens into the study area. The dining room also has bi-folding glazed doors which open into the fabulous Victorian style PVCu double glazed conservatory with PVCu double glazed French doors leading onto the rear garden.

The extended refitted breakfast kitchen has a range of modern white coloured high gloss eye and base level units with a Belling electric range cooker with extractor hood above. Integrated appliances which include a larder refrigerator, freezer, microwave oven and a wine chiller. There is also a range of larder cupboards, breakfast bar and under floor heating.

First floor landing provides access to the loft area which has been boarded out with power point, lighting and a PVCu double glazed dormer window ideal for a possible conversion subject to planning permission.

Four good size bedrooms with a range of fitted Hammonds wardrobes and drawer units located in the master bedroom. Further fitted wardrobes , dressing tables and wall cupboards located in bedrooms two and three. The master bedroom also has a modern en-suite shower room having a shower cubicle, vanity unit with incorporated hand wash basin and W.C. Family bathroom comprising panelled bath with shower unit above, vanity unit with incorporated hand wash basin and W.C.

The property also benefits from having gas central heating, PVCu double glazing, security alarm and electric car charging point. Outside there is a front garden with driveway leading to the garage. The enclosed large rear garden has a summer house and shed.



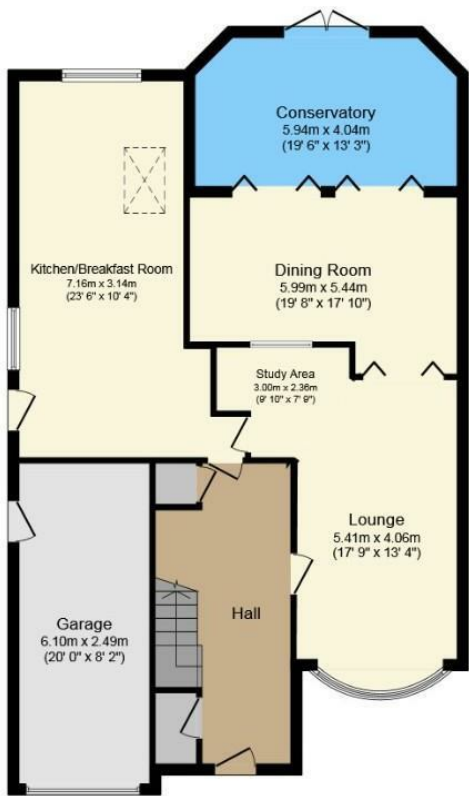


- Much Improved & Extended Detached
- Cloakroom W.C
- Spacious Lounge & Study Area
- Spacious Dining Room & Conservatory
- Extended Fitted Breakfast Kitchen
- Four Good Size Bedrooms
- Modern En-Suite & Family Bathroom
- GFCH, PVCu Double Glazing & Electric Car Charging Point
- Well Maintained Large Garden
- No Upward Chain



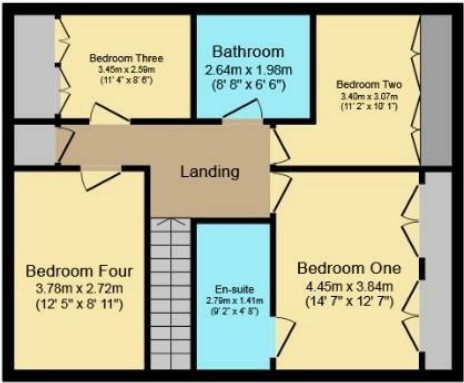
Floor Plan

Area Map



Ground Floor

Floor area 107.5 sq.m. (1,157 sq.ft.) approx



First Floor

Floor area 56.3 sq.m. (606 sq.ft.) approx

Total floor area 163.8 sq.m. (1,764 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
England & Wales		EU Directive 2002/91/EC

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