



3 Augustus Close, Nuneaton

Nuneaton

£425,000



3 Augustus Close

Nuneaton

Staging Disclaimer:

Images labelled "Staged" are **digitally enhanced** to demonstrate the property's potential and do not reflect its current appearance.

This impressive four bedroom detached house is offered to the market with no upward chain and is ideally suited to both families and investors. Situated in a peaceful corner of a highly regarded modern development, the property benefits from an attractive front outlook and a spacious layout, with a total floor area of approximately 118 square metres. The accommodation comprises four generously sized double bedrooms, including a principal suite with its own en-suite shower room, and a further family bathroom, ensuring comfort and convenience for all residents. The ground floor features a welcoming entrance hall, a bright and airy living room, and a contemporary kitchen diner, designed for both every-day living and entertaining. Additional benefits include an EPC rating of B (with potential to remain at B), and five years remaining on the NHBC warranty, providing peace of mind for the future. The garage is thoughtfully incorporated into the main house and is accessed via a private driveway, with off street parking for two cars.

Externally, the property boasts a south facing rear garden, designed with low maintenance in mind, featuring an artificial lawn that provides a lush, green outlook throughout the year. The garden is fully enclosed, offering a safe and secure space for children to play or for pets to roam freely. A paved patio area is perfect for outdoor dining or relaxing in the sunshine, while side access leads conveniently





GROUND FLOOR



1ST FLOOR





Sheldon Bosley Knight Nuneaton

Sheldon Bosley Knight, 39 Newdegate Street, Nuneaton – CV11 4ER

02476374949 • nuneaton@sheldonbosleyknight.co.uk • www.sheldonbosleyknight.co.uk/