



MAYNARD
ESTATES



8 Chapman Close, Nuneaton, CV13 0HJ

£340,000



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Brief Description

Welcome to this MODERN four-bedroom DETACHED family home, nestled in the tranquil cul-de-sac of Chapman Close, Barlestone. This property offers a perfect blend of contemporary living and practical FAMILY SPACE, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a welcoming porch that leads into a SPACIOUS LIVING ROOM, featuring a charming central fireplace with an electric living flame, complemented by wall-mounted lights. The open-plan DINING AREA boasts elegant wood flooring and sliding patio doors that seamlessly connect to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space. A convenient ground floor WC adds to the practicality of this home.

The heart of the house is the IMPRESSIVE kitchen diner, equipped with a stylish range of modern wall and base units in a combination of wood and white gloss. It includes an integrated fridge/freezer, a Smeg range master style double oven and grill with a five-ring gas hob, an extraction hood, as well as an integrated dishwasher and washing machine. The breakfast bar and tiled floor finish enhance the kitchen's appeal, making it a DELIGHTFUL SPACE for family gatherings.

Upstairs, the GALLERY LANDING leads to four generously sized double bedrooms, each offering ample space and comfort. The master bedroom features built-in wardrobes and a recently RENOVATED en-suite bathroom, while the second bedroom boasts a STRIKING vaulted ceiling. The FAMILY BATHROOM is contemporary, featuring a three-piece white suite, partly tiled walls, and a sun tunnel that adds a touch of brightness.

Externally, the property is complemented by a block-paved front, providing off-road parking for several vehicles. The rear garden is a LOVELY BLEND of paved patio and lawn, enclosed by a fence with side gated access, making it a safe haven for children and pets. Additionally, there is an integrated garage with an up-and-over door. A must see family home.

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ON THE FIRST FLOOR

Entrance Porch

Living Room / Dining Area

11'3" x 28'5" (3.43m x 8.66m)

Ground Floor WC

Extended Kitchen Diner

11'5" x 17'11" (3.48m x 5.46m)

FIRST FLOOR

Landing

Master Bedroom

8'7" x 10'10" (2.62m x 3.30m)

En Suite

8'6" x 3'2" (2.59m x 0.97m)





Bedroom 2

11'1" x 10'3" (3.38m x 3.12m)

Bedroom 3

9'0" x 9'9" (2.74m x 2.97m)

Bedroom 4

7'4" x 10'0" (2.24m x 3.05m)

Family Bathroom

7'9" x 7'0" (2.36m x 2.13m)

ON THE OUTSIDE

Rear Garden

Driveway

Single Garage

Key Features

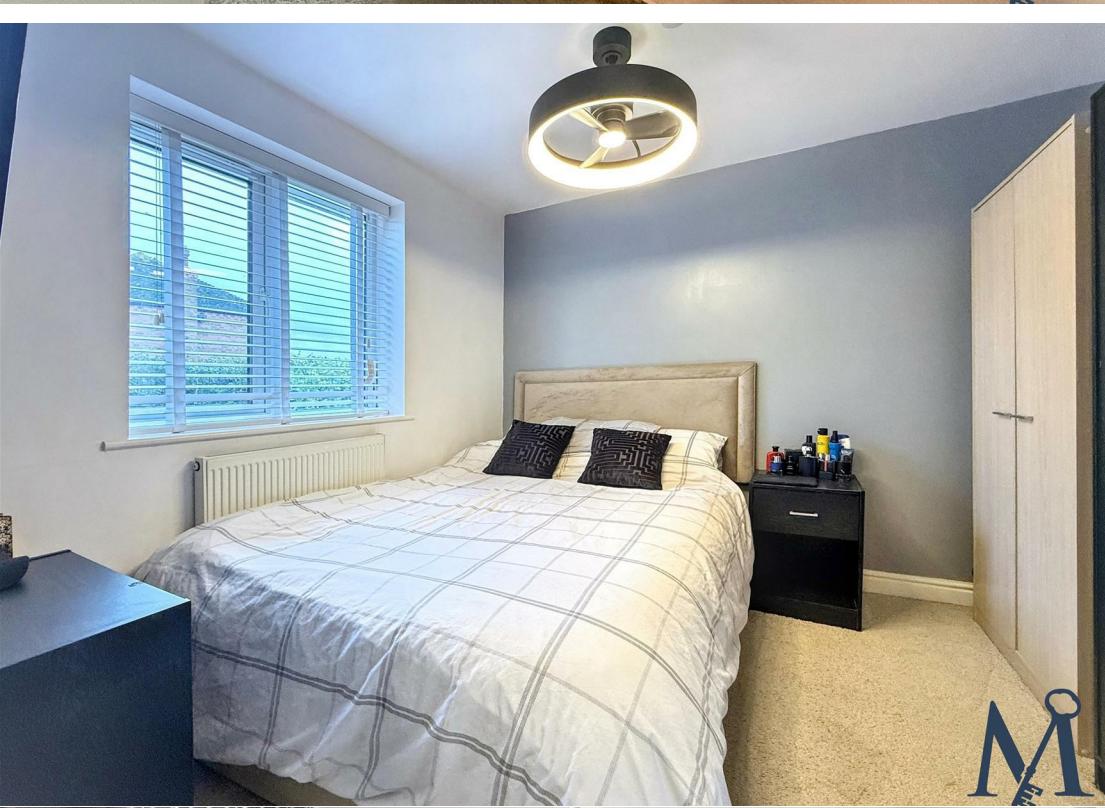
- Four Double Bedrooms
- Stylish En-Suite To Master Bedroom
- Extended Dining Kitchen
- Large Drive & Single Garage
- Private Garden To Rear
- Extended Detached Home
- Contemporary Family Bathroom
- Spacious Living Room Diner
- Quiet Cul-De-Sac Location
- Virtual Property Tour Available

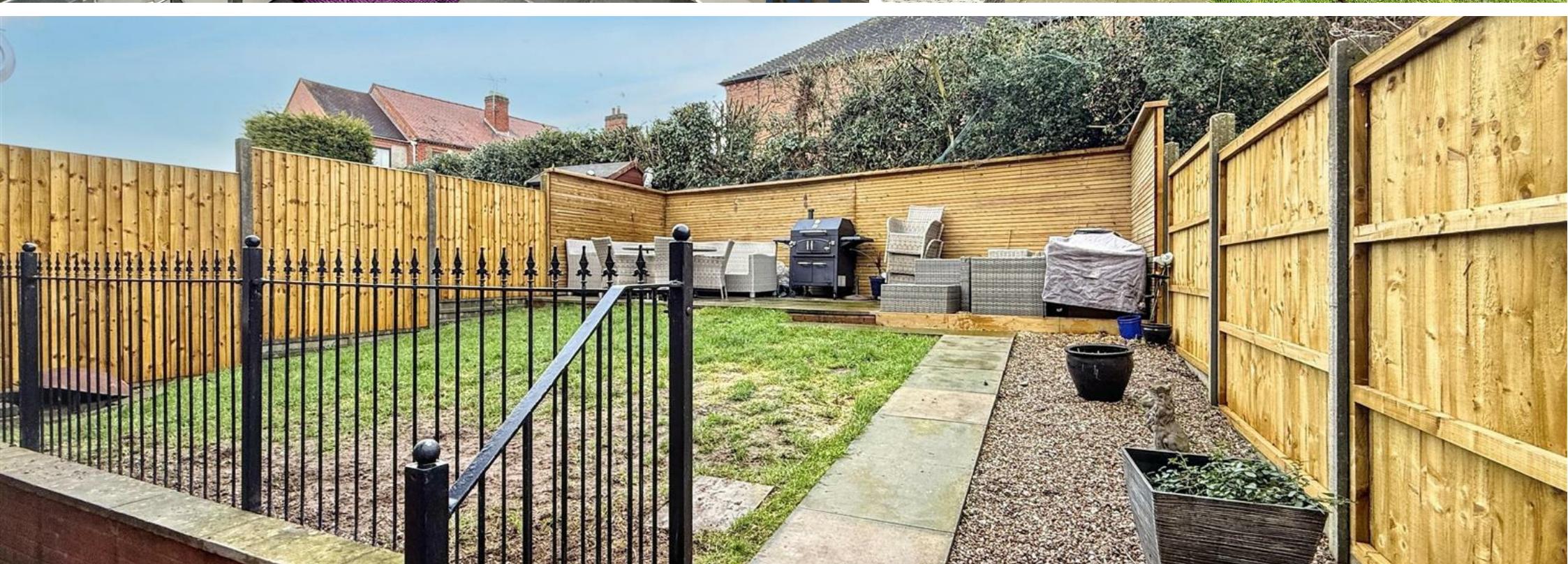




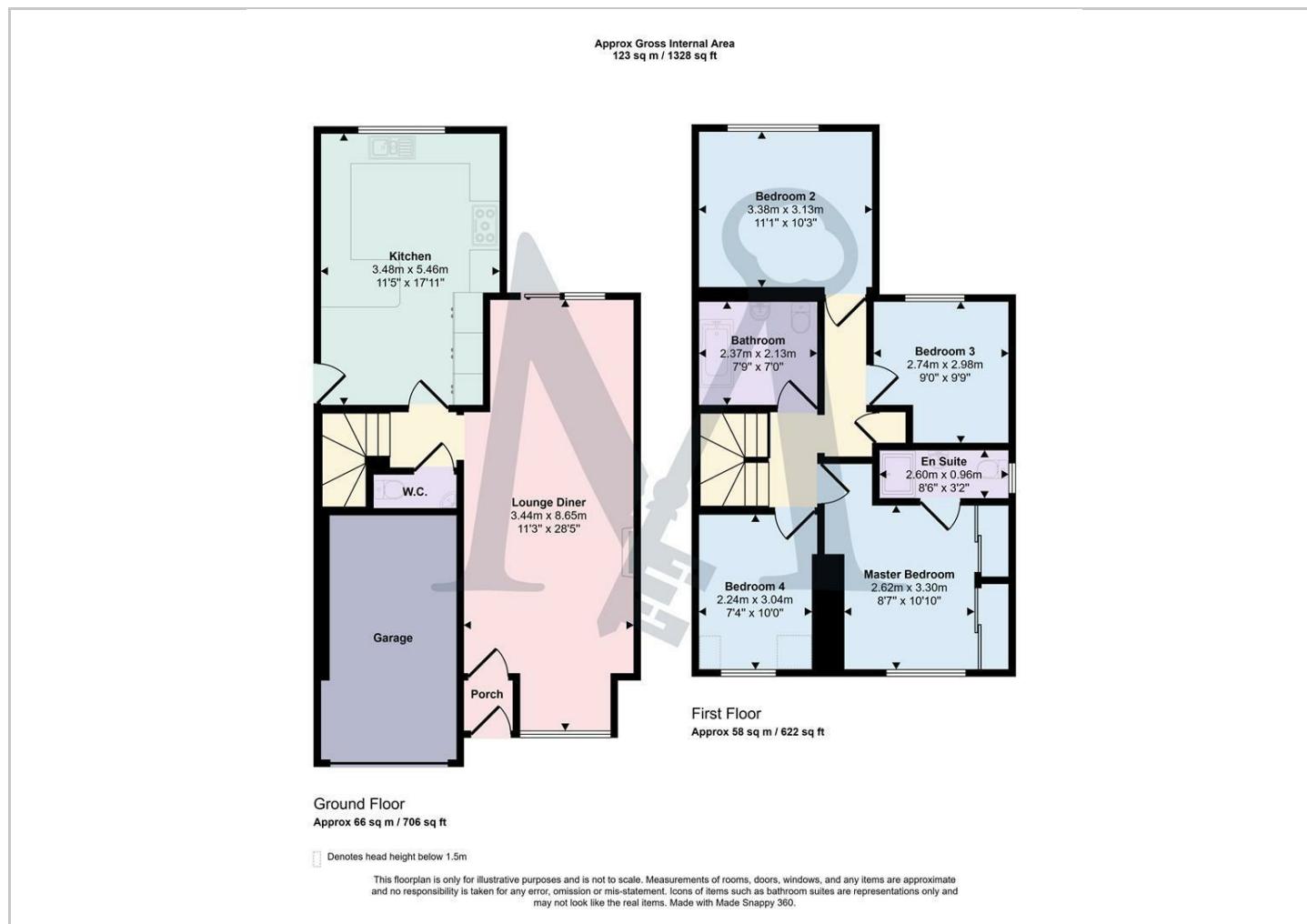
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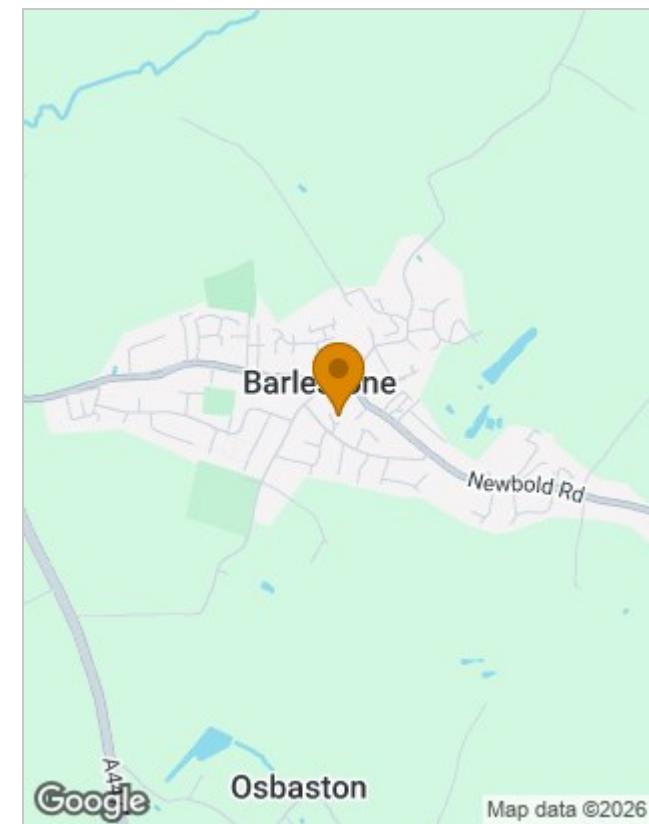




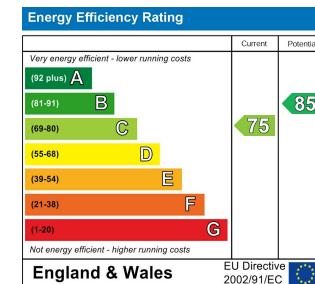
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.