



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £210,000

16 Bronze Close, Maple Park, Nuneaton CV11 4YD



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

16 Bronze Close

Maple Park, Nuneaton CV11 4YD

Offers Around £210,000



- **Highly sought-after Maple Park development**
- **Ideal for first-time buyers, second-time movers, investors or downsizers**
- **Stylish refitted family bathroom**
- **Tenure - Freehold. EPC Rating - D, Local Authority - NBBC.**
- **Quiet cul-de-sac position**
- **Two double bedrooms, Principal bedroom with built-in wardrobe, Second bedroom with full-depth built-in wardrobes**
- **Detached garage and driveway providing parking for multiple vehicles**
- **Deceptively spacious freehold semi-detached home**
- **Spacious dining kitchen with built-in oven and hob**
- **Excellent-sized, fully enclosed and not directly overlooked rear garden**

Key Estate Agents are delighted to offer for sale this deceptively spacious, well-presented and well-maintained freehold semi-detached residence, pleasantly situated within a quiet cul-de-sac on the highly regarded and sought-after Maple Park development.

Ideally suited to discerning first-time buyers, second-time movers, investors or those looking to downsize, this excellent home offers well-proportioned accommodation and is presented in a condition ready for the new owner to move straight into.

Benefiting from gas central heating, uPVC double glazing throughout and the valuable addition of a detached garage, early internal inspection is highly recommended.

The accommodation briefly comprises a canopy entrance porch leading into a welcoming hallway with stairs rising to the first floor. There is an attractive and well-proportioned lounge, providing a comfortable living environment with access through to a spacious dining kitchen. The kitchen is fitted with a comprehensive range of neatly appointed base, drawer and wall units, incorporating a built-in oven and hob, with ample worktop space and plenty of room for family dining and entertaining.

To the first floor, the landing provides access to two generous double bedrooms. The principal bedroom benefits from a built-in wardrobe, whilst the second bedroom features full-depth built-in wardrobes, providing excellent storage space. Completing the accommodation is a stylish family bathroom, finished to a high standard with a contemporary white suite.

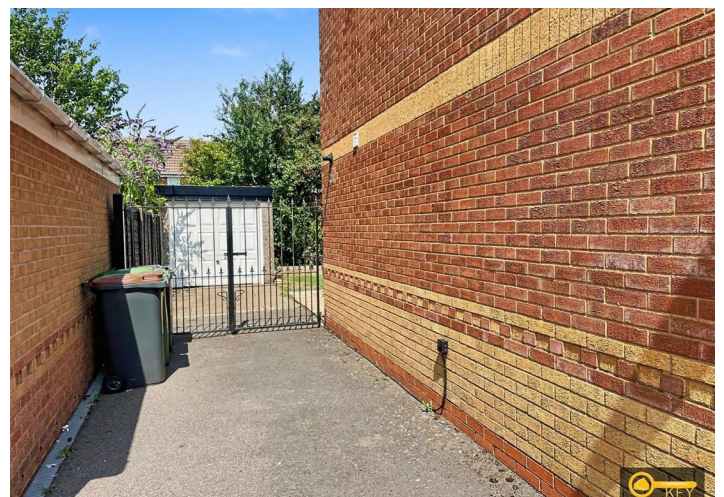
Outside, the property enjoys a neatly maintained front garden,

together with a tarmac driveway providing off-road parking for multiple vehicles and direct access to the detached garage via an up-and-over door. The rear garden is an excellent size, fully enclosed and not directly overlooked, with a paved patio area.

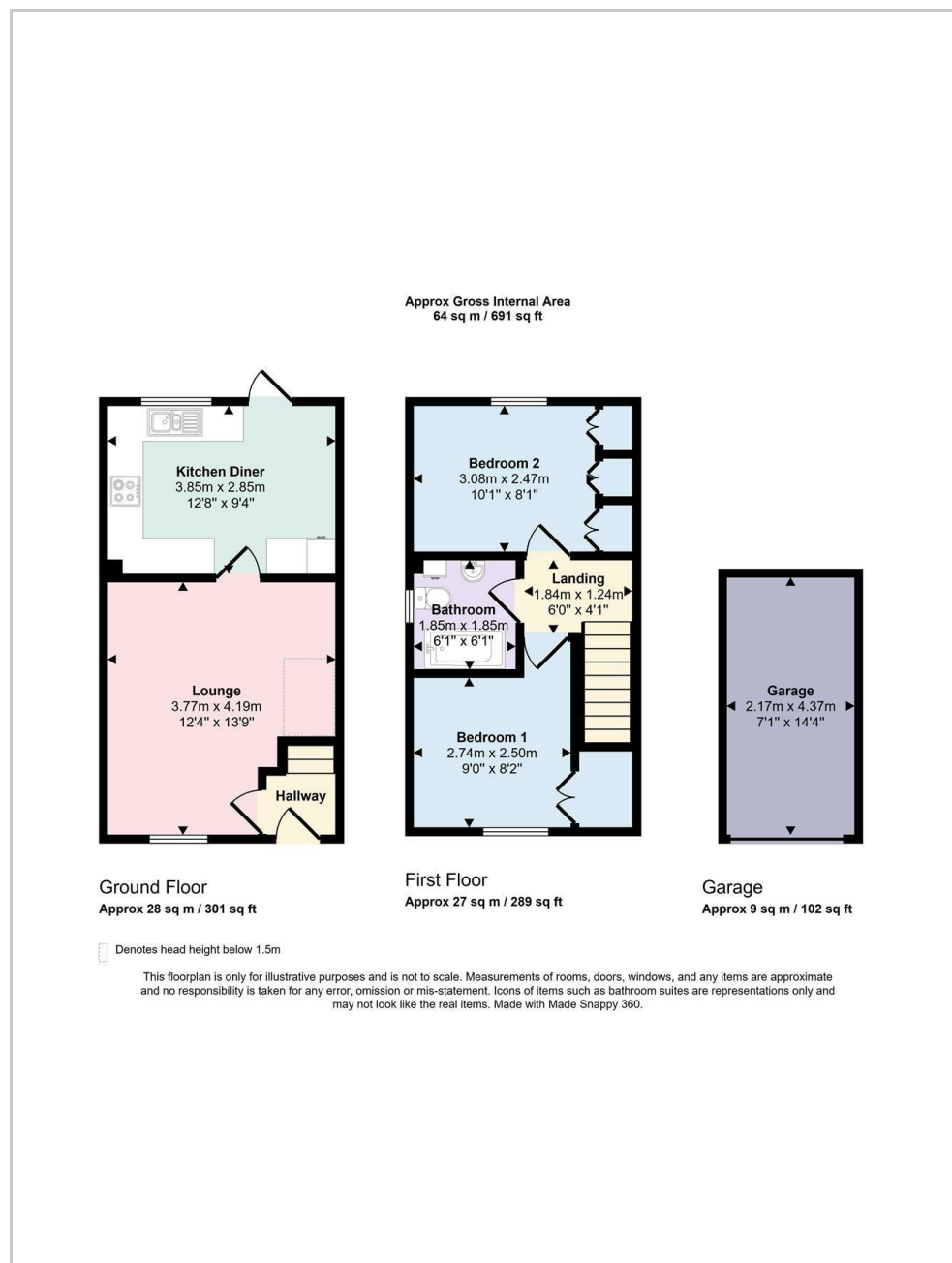
Overall, this is a superb home incorporating many appealing features, situated within one of Nuneaton's most popular residential developments.

Agents Disclaimer

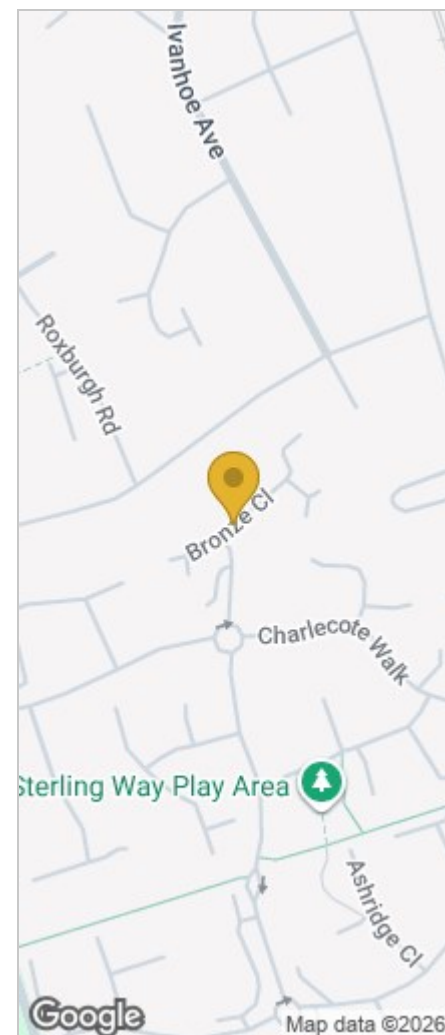
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



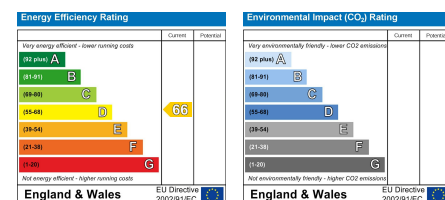
Floor Plan



Area Map



Energy Efficiency Graph



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

onTheMarket.com

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