



20 Templar Drive, Nuneaton, CV10 7PY
£280,000 Freehold

Templar Drive, Nuneaton

4 Bedrooms, 3 Bathroom

£280,000

- A FOUR BEDROOM END TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- TWO MODERN ENSUITE SHOWER ROOMS
- FAMILY BATHROOM
- DOWNSTAIRS WC
- MODERN KITCHEN/DINER
- GOOD SIZED LOUNGE

A FOUR BEDROOM END TOWN HOUSE LOCATED IN BERMUDA PARK, NUNEATON. Comprising entrance hallway, downstairs WC, lounge, rear kitchen/diner. First floor two bedrooms with ensuites. Second floor, two bedrooms and a family bathroom. Front and rear gardens with allocated parking at the rear. NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Providing access to the downstairs WC and lounge. Stairs ahead.

DOWNSTAIRS WC A beautifully presented and well-appointed shower room, finished in a modern neutral colour palette and offering a bright, airy feel throughout. The room features a spacious glazed shower enclosure with tiled surrounds, a contemporary white pedestal wash hand basin, and a low-level WC.

Natural light is provided by a frosted window, enhancing privacy while creating a light and welcoming atmosphere. Attractive grey-painted walls complement the crisp white tiling and sanitaryware, while the dark wood-effect flooring adds warmth and character. Additional features include a wall-mounted radiator, recessed ceiling lighting, a large fitted mirror, and tasteful nautical-inspired decorative shelving.

This attractive bathroom combines practicality with modern styling, making it an ideal space for everyday living.

LOUNGE 12' 0" x 16' 3" (3.67m x 4.96m) A bright and generously proportioned living room, beautifully presented in a contemporary style and offering an excellent space for both relaxation and entertaining. The room benefits from a large front-facing window that floods the space with natural light, enhancing the airy and welcoming atmosphere.

Finished with modern grey wood-effect flooring and neutral décor throughout, the accommodation provides a versatile blank canvas to suit a variety of interior styles. A feature accent wall adds character, while the spacious layout comfortably accommodates a range of lounge furnishings.

Additional features include stylish ceiling light fittings, ample wall space for furniture placement, and a practical open-plan feel. The room enjoys a clean, modern aesthetic and is ideally suited to everyday family living or entertaining guests. An attractive and well-maintained reception room that forms the heart of the home.

KITCHEN/DINER 14' 11" x 11' 5" (4.56m x 3.49m) A stylish and well-designed open-plan kitchen/dining room, offering an excellent space for modern family living and entertaining. The contemporary fitted kitchen features a range of sleek high-gloss wall and base units complemented by contrasting work surfaces, integrated oven and hob, and ample storage throughout.

The dining area enjoys an abundance of natural light and benefits from large patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The spacious layout comfortably accommodates a family dining table and provides an ideal setting for both everyday meals and social gatherings.

Finished with modern flooring, neutral décor, recessed ceiling lighting and attractive feature wall finishes, the room offers a bright, welcoming atmosphere. The direct access to the patio and enclosed garden further enhances the appeal, making this a highly practical



and versatile living space. A superb open-plan kitchen/diner that serves as the heart of the home and is perfectly suited to contemporary lifestyles.

FIRST FLOOR LANDING Providing access to the bedrooms and second floor.

MAIN DOUBLE BEDROOM 8' 5" x 11' 1" (2.57m x 3.38m) A well-proportioned and tastefully presented principal bedroom, offering a bright and comfortable retreat. The room benefits from a neutral décor scheme, creating a light and relaxing atmosphere, while a feature wall adds a touch of contemporary style and character.

A large window allows for excellent natural light, enhancing the sense of space, and there is ample room for a double bed and freestanding bedroom furniture. The layout is both practical and versatile, making it well suited to modern living.

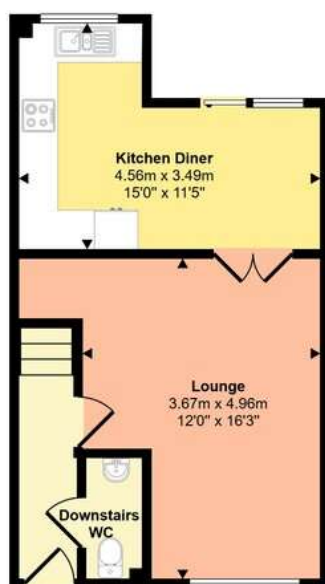
A particular highlight is the direct access to a stylish en-suite shower room, providing added convenience and privacy. Further benefits include modern flooring, a radiator beneath the window, and a well-maintained finish throughout.

An attractive and inviting double bedroom, ideal as a principal suite and perfectly suited to owner-occupiers and investors alike.

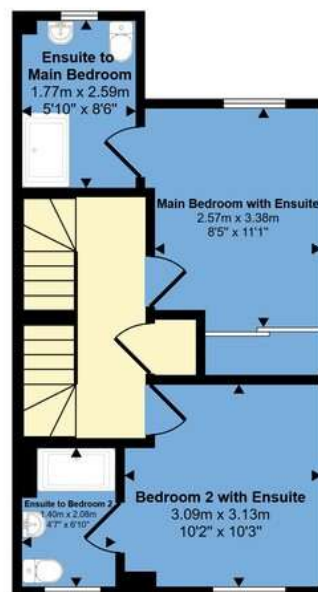




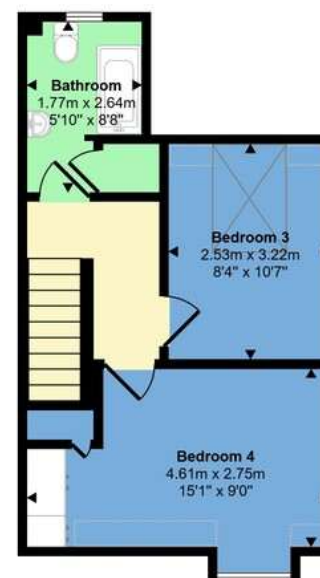
Approx Gross Internal Area
105 sq m / 1134 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft



First Floor
Approx 37 sq m / 395 sq ft



Second Floor
Approx 33 sq m / 351 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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