



5 St. Ives Way, Nuneaton

Nuneaton

£380,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 5 St. Ives Way

Nuneaton

This much improved and thoughtfully extended four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and contemporary home in a desirable location. The property's welcoming entrance hall with a cloakroom W.C and leads into a generous lounge and sitting room area perfect for relaxing or entertaining, and offers additional family living space. The extended dining room provides an inviting area for family meals, seamlessly connecting to the modern, extended kitchen, which is fitted with a range of quality units. A useful utility room is situated adjacent to the kitchen, offering further practicality for day-to-day living. Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Throughout the house there is gas central heating and PVCu double glazing. The property has been meticulously maintained and updated, creating a home that is ready to move into and enjoy. Internal viewing is highly recommended to appreciate the quality, space, and flexibility on offer.

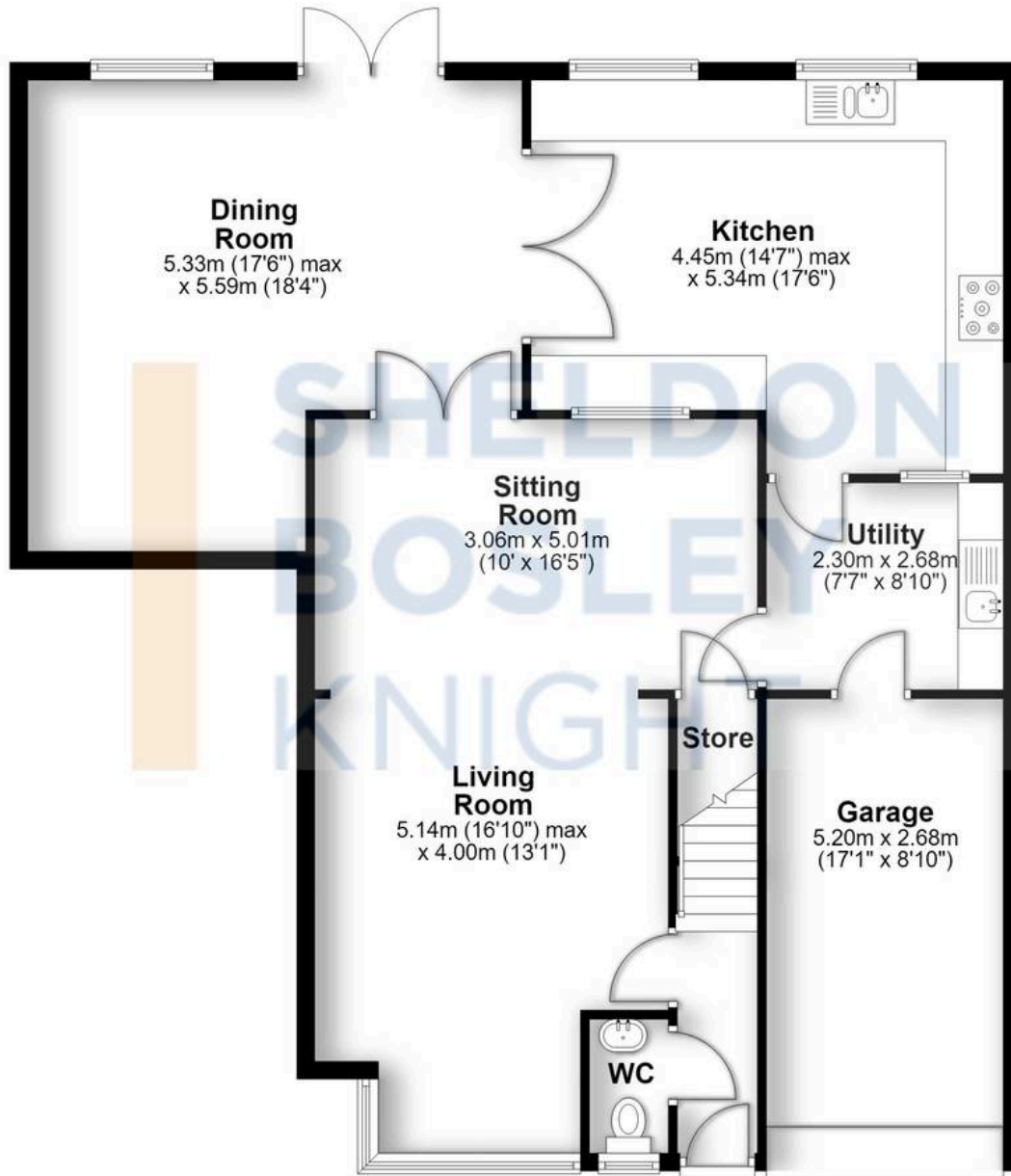
The outside space of this home is equally impressive, featuring a well maintained garden that provides the setting for relaxation or al fresco dining. The garden is mainly laid to lawn with a patio area, ideal for outdoor entertaining and summer barbeques. At the front, the property benefits from a driveway that offers ample off road parking, as well as a garage providing secure parking or additional storage. The combination of practical parking solutions and attractive gardens makes this





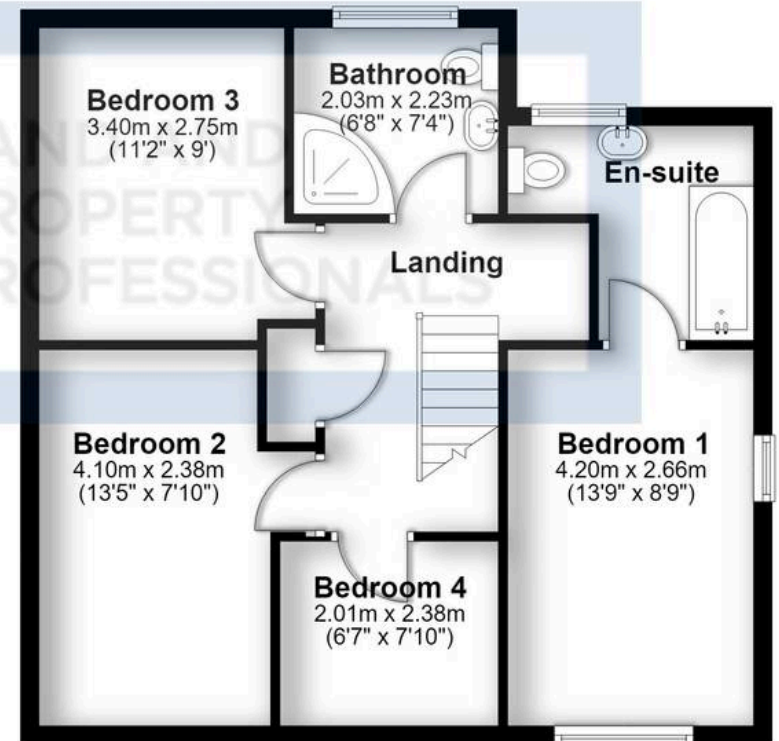
## Ground Floor

Approx. 111.0 sq. metres (1194.9 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 167.8 sq. metres (1806.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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