



**Connells**

Dovecote Drive  
Nuneaton



### Property Description

Situated within a sought-after modern development, this well-maintained four-bedroom semi-detached house offers versatile and spacious accommodation arranged over three floors, making it ideal for families or professional buyers.

The ground floor comprises a welcoming entrance hallway, a useful guest WC, and a fourth bedroom which would also suit use as a home office or study. To the rear is a bright and spacious open-plan kitchen/lounge/dining room, fitted with a range of contemporary wall and base units and enjoying double doors opening onto the rear garden.

The first floor offers a well-proportioned lounge with pleasant outlook, along with a generous double bedroom benefitting from an en-suite shower room.

To the second floor are two further double bedrooms, both well-sized, served by a modern family bathroom.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with fenced boundaries, offering a private outdoor space. A detached single garage provides secure parking or additional storage.

Dovecote Drive is conveniently positioned for access to local shops, schools and amenities, with good transport links via nearby road networks, making this an excellent opportunity for a range of buyers.



## Ground Floor

The property is entered via a welcoming entrance hallway providing access to a useful ground floor WC and a versatile fourth bedroom, which would be ideal as a home office, guest room or playroom. To the rear of the property is a spacious open-plan kitchen/lounge/dining room, fitted with modern wall and base units and ample worktop space. With double doors opening directly onto the rear garden, allowing plenty of natural light and a seamless indoor-outdoor flow.

## First Floor

The first floor offers a well-proportioned separate lounge, providing a comfortable and quiet living space. Also located on this level is a generous double bedroom, benefitting from a private en-suite shower room.

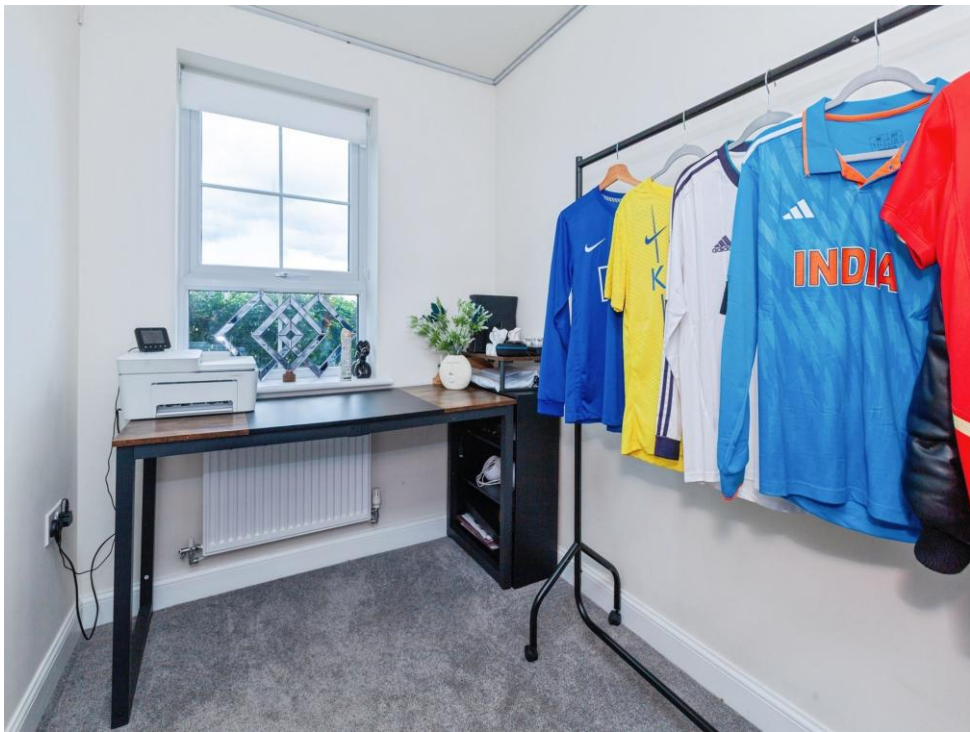
## Second Floor

The second floor comprises two further well-sized double bedrooms. These rooms are served by a modern family bathroom, fitted with a contemporary suite.

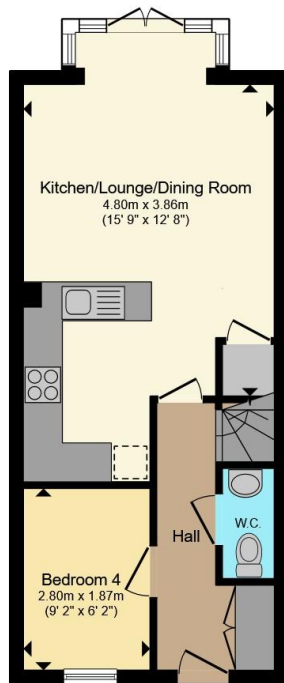
## Outside

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with fenced boundaries, offering a private and low-maintenance outdoor area. A detached single garage provides secure parking or useful additional storage with driveway to the front for up to 3 cars. To the front, the property enjoys attractive open views. The property is positioned within a popular residential development with pedestrian pathways and nearby green spaces.

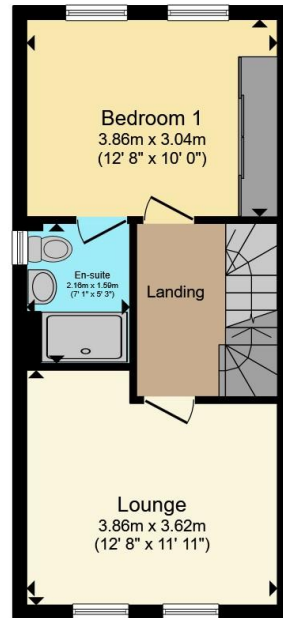




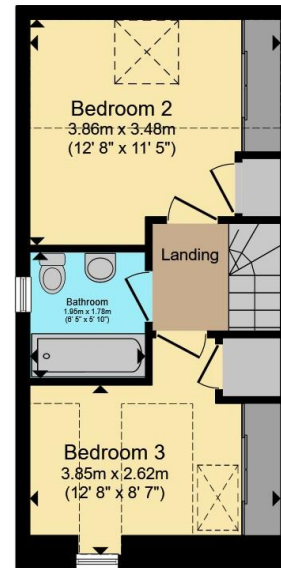




**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 118.4 m<sup>2</sup> (1,274 sq.ft.) approx

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88 Castle Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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