



# Nolan Close

Longford, Coventry, CV6 6QB

Asking price £410,000

\* Executive detached family home situated on a corner plot with a detached double garage, the property boasts an impressive layout that is ideal for modern family living \*

Upon entering, you are greeted by a porch which in turn leads to a hallway which provides access to all rooms. There are two reception rooms, including a welcoming lounge and a formal dining room, perfect for entertaining guests or enjoying family meals. The fitted dining kitchen is a delightful space with ample storage, complemented by a utility room and a convenient guest cloakroom. For those who require a quiet space to work or study, a dedicated study room is also available.

The property features four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom benefits from an en suite, while the family bathroom has been recently refitted providing a contemporary touch.

Outside, the home is surrounded by beautifully planted gardens, both at the front and rear. The rear garden is particularly inviting, featuring a well-maintained lawn and patio areas, perfect for outdoor gatherings or simply enjoying the open outlook. Additionally, the property includes a detached double garage and off-road parking, providing convenience and security.

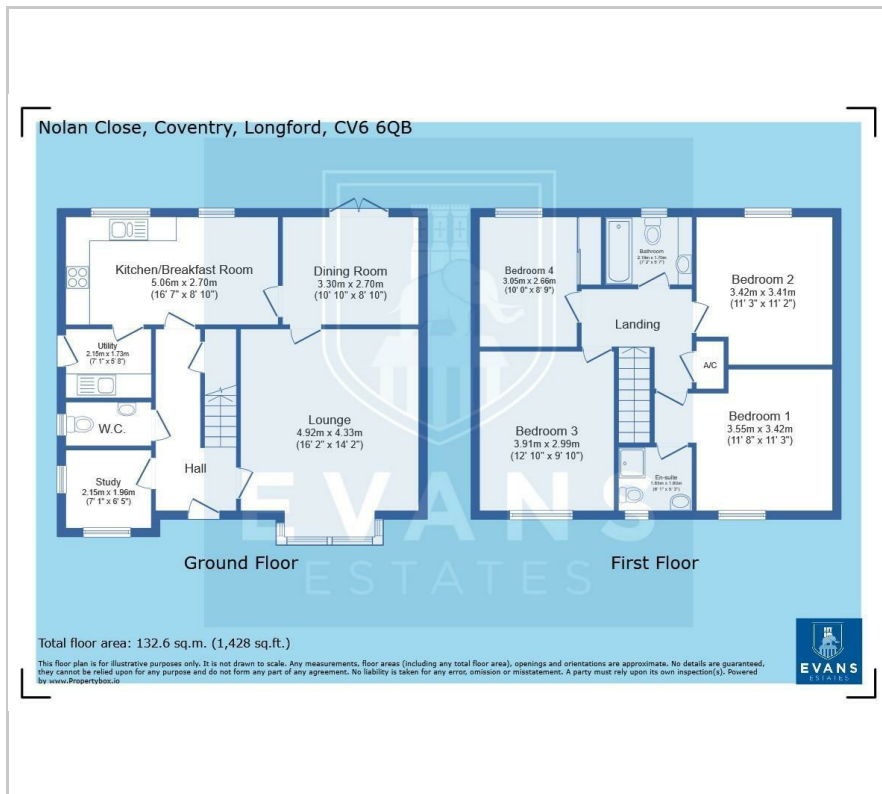
- Executive detached family home
- Two reception rooms and study
- Fitted kitchen, utility and guest WC
- Four bedrooms and master en-suite
- Refitted family bathroom
- Detached double garage and parking
- Lovely front and rear gardens
- Corner position

## Viewing

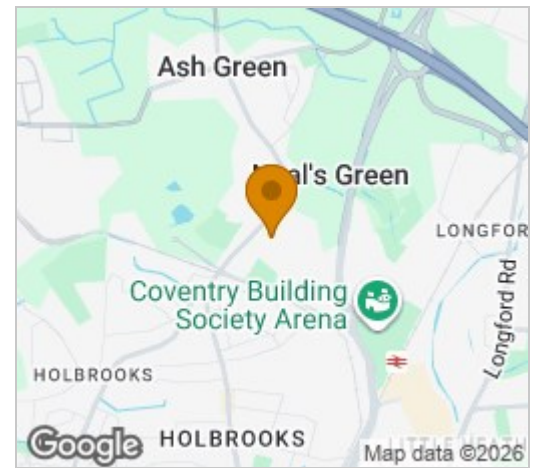
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



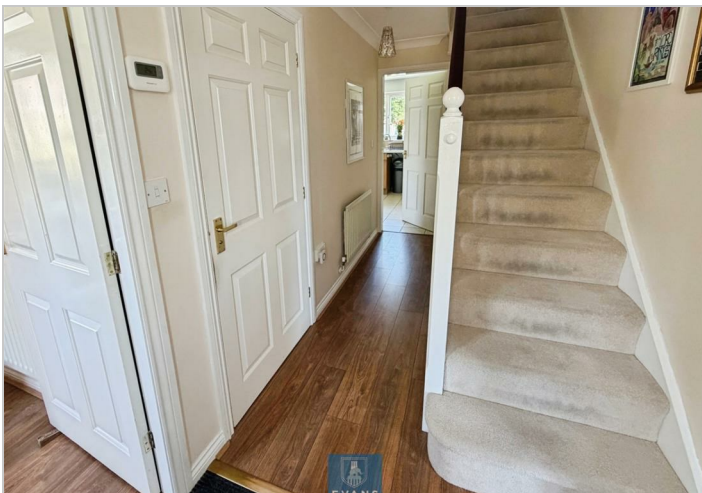
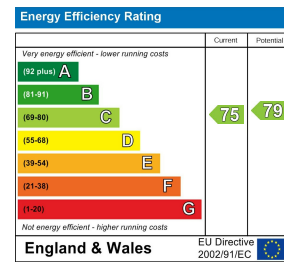
## Floor Plan



## Area Map



## Energy Efficiency Graph



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