

# 2 bedroom terraced house for sale

## £229,950

*The Stables, Caldecote Hall, Caldecote Hall Drive, Caldecote, NUNEATON, Warwickshire*

### Full description:

**Tenure:** Freehold

Epsilon Homes are delighted to bring to the market this beautifully presented freehold mews cottage situated within The Stables which is located on the private grounds of the Caldecote Hall estate. The property has been recently modernised having the perfect blend of traditional and modern. Briefly comprising open plan living area including lounge, dining area, and kitchen. There is also a guest W.C. To the first floor are 2 double bedrooms both having en suite facilities. To the outside of the property is a patio area and a stunning rear garden having open views. There is also communal parking available within the grounds. This property is perfect for someone looking for a peaceful setting but still having the benefit of being close to transport links and Nuneaton Town. Viewing is a must! NO PETS ALLOWED

#### Ground Floor

##### **Open Plan Living/Dining Room**

16' 2" x 21' 11" (4.94m x 6.68m)

The property is directly entered into a bright and beautifully presented open plan living space including a lounge area, dining area, office space and kitchen. The living/dining room comprises oak flooring, feature mirrored radiators, solid stone fireplace and electric fire. There is a double glazed window to the front looking out onto the stables courtyard and a window above the front door from which you can see the clock tower. There are double glazed French doors leading you out to the rear garden.

#### **Living Room Aspect 2**

##### **Kitchen**

10' 2" x 11' 2" (3.10m x 3.41m)

The kitchen area has the perfect blend of country style with modern appliances comprising solid oak worktops with complimentary mosaic tiled splash backs, cream shaker wall and base units, heated marble tiled flooring and butler sink with single stainless steel mixer tap. There are a range of integrated appliances including fridge, freezer, microwave, dishwasher, washer/dryer and wine cooler. There is also a ceramic hob and electric oven with stainless steel extractor hood. A double glazed solid wood window looks out onto the rear garden and stunning views.

##### **Guest W.C**

Comprising matching white Victorian style W.C and Sink with pedestal, heated towel rail, tiled flooring and partially tiled walls with mosaic border. There is also an elevated double glazed window.

#### **First Floor**

##### **Master Bedroom**

3.09m x 4.42m (10' 2" x 14' 6")

The master bedroom is modern and light having the added feature of an original oak beam dating back to when it was originally stables. Comprising fitted wardrobes, drawers and dressing table, gas fired central heating

radiator, double glazed window to the rear looking out onto stunning views as well as a Velux window. The master also comes with an en suite shower room.

#### **En-Suite Shower Room**

3' 11" x 10' 2" (1.20m x 3.11m)

The en suite shower room comprises shower enclosure with hot water coming straight from the boiler, matching white Victorian style W.C and sink, tiled splash backs with mosaic border and slate effect vinyl flooring. There is also a double glazed window to the rear elevation.

#### **Bedroom 2**

2.84m x 3.60m (9' 4" x 11' 10")

The 2nd bedroom is a beautifully designed double room having a range of modern fitted wardrobes, dressing table, bedside cabinets and drawers giving the perfect amount of storage. There is also a gas fired central heating radiator and double glazed window looking out onto the courtyard. This bedroom has the benefit of a en suite bathroom.

#### **En-Suite Bathroom 2**

9' 5" x 5' 12" (2.88m x 1.52m)

The En suite bathroom is modern spacious and light having matching white Victorian style W.C, sink with pedestal and bath with glass screen and shower over. There are tiled splash backs with mosaic border, slate effect vinyl flooring, a heated towel rail and a double glazed window looking out onto the courtyard.

#### **Outside**

##### **Garden Patio Area**

The French doors lead you out to stunning views and onto a private patio area. This is the perfect space for dining outside and relaxing in the summer.

##### **Rear Garden**

The rear garden is a beautiful open space mainly laid to lawn with a mixture of shrubs, hedges and trees. Beyond a fence there are stunning field views that seem to go on forever.

##### **Parking**

There is communal parking available within the grounds.